

## CITY OF SPOKANE



### REGARDING CITY COUNCIL MEETINGS

City Council's standing committee meetings, Agenda Review Sessions, and Legislative Sessions are held in City Council Chambers – Lower Level of City Hall, 808 W. Spokane Falls Blvd.

City Council Members, City staff, presenters and members of the public have the option to participate virtually via WebEx during all meetings, with the exception of Executive Sessions which are closed to the public. Call in information for the January 26, 2026, meetings is below. All meetings will be streamed live on Channel 5 and online at <https://my.spokanecity.org/citycable5/live> and <https://www.facebook.com/spokanecitycouncil>.

#### **WebEx call in information for the week of January 26, 2026:**

3:30 p.m. Agenda Review Session: 1-408-418-9388; access code: 249 217 29618; password: 0320

6:00 p.m. Legislative Session: 1-408-418-9388; access code: 249 699 17004; password: 0320

#### **To participate in public comment (including Open Forum):**

Testimony sign-up is open beginning at 5:00 p.m. on Friday, January 23, 2026, and ending at 6:00 p.m. on Monday, January 26, 2026, via the online testimony sign-up form link which can be accessed by clicking <https://my.spokanecity.org/citycouncil/meetings/signup/> or in person outside council chambers beginning at 8:00 a.m. on January 26, 2026. You must sign up by 6:00 p.m. to be called on to testify. (If you are unable to access the form by clicking the hyperlink, please copy and paste the link address into your browser window.) Instructions for participation are provided on the form when you sign up.

The open forum is a limited public forum; all matters discussed in the open forum shall relate to the affairs of the City and not relate to the final, updated draft, or draft agendas, pending hearing items, or initiatives or referenda in a pending election. "Affairs of the city" shall include (i) matters within the legislative, fiscal or regulatory purview of the city, (ii) any ordinance, resolution or other official act adopted by the city council, (iii) any rule adopted by the city, (iv) the delivery of city services and operation of city departments, (v) any act of members of the city council, the mayor or members of the administration, or (vi) any other matter deemed by the council president to fall within the affairs of the city, which determination may be overridden by majority vote of the council members present. Individuals speaking during the open forum shall address their comments to the council president and shall maintain decorum as laid out in Rule 2.15 (Participation by Members of the Public in Council Meetings).

# THE CITY OF SPOKANE



## UPDATED DRAFT COUNCIL AGENDA

MEETING OF MONDAY, JANUARY 26, 2026

### **MISSION STATEMENT**

**TO DELIVER EFFICIENT AND EFFECTIVE SERVICES  
THAT FACILITATE ECONOMIC OPPORTUNITY  
AND ENHANCE QUALITY OF LIFE.**

**MAYOR LISA BROWN**

**COUNCIL PRESIDENT BETSY WILKERSON**

**COUNCIL MEMBER MICHAEL CATHCART**

**COUNCIL MEMBER PAUL DILLON**

**COUNCIL MEMBER SARAH DIXIT**

**COUNCIL MEMBER KITTY KLITZKE**

**COUNCIL MEMBER KATE TELIS**

**COUNCIL MEMBER ZACK ZAPPONE**

**CITY COUNCIL CHAMBERS  
CITY HALL**

**808 W. SPOKANE FALLS BLVD.  
SPOKANE, WA 99201**

City of Spokane Guest Wireless access for Council Chambers:

Username: **COS Guest**

Password: **K8vCr44y**

**Please note the space in username.**

Both username and password are case sensitive.

## **LAND ACKNOWLEDGEMENT**

We acknowledge that we are on the unceded land of the Spokane people. And that these lands were once the major trading center for the Spokanes as they shared this place and welcomed other area tribes through their relations, history, trade, and ceremony. We also want to acknowledge that the land holds the spirit of the place, through its knowledge, culture, and all the original peoples Since Time Immemorial.

As we take a moment to consider the impacts of colonization may we also acknowledge the strengths and resiliency of the Spokanes and their relatives. As we work together making decisions that benefit all, may we do so as one heart, one mind, and one spirit.

We are grateful to be on the shared lands of the Spokane people and ask for the support of their ancestors and all relations. We ask that you recognize these injustices that forever changed the lives of the Spokane people and all their relatives.

We agree to work together to stop all acts of continued injustices towards Native Americans and all our relatives. It is time for reconciliation. We must act upon the truths and take actions that will create restorative justice for all people.

Adopted by Spokane City Council on the 22nd day of March, 2021  
*via Resolution 2021-0019*

# AGENDA REVIEW AND LEGISLATIVE SESSIONS

Council meetings consist of two parts: The Agenda Review Session (starting at 3:30 P.M.) and the Legislative Session (starting at 6:00 P.M.). The Agenda Review Session is open to the public, but participation is limited to Council Members and appropriate staff. The Legislative Session also is open to the public, and public comment is taken on legislative items (except those that are adjudicatory or solely administrative in nature). Following the conclusion of the Legislative portion of the meeting, an Open Forum is held unless a majority of Council Members vote otherwise. Please see additional Open Forum information that appears at the end of the City Council agenda.

SPOKANE CITY COUNCIL AGENDA REVIEW SESSIONS (BEGINNING AT 3:30 P.M. EACH MONDAY) AND LEGISLATIVE SESSIONS (BEGINNING AT 6:00 P.M. EACH MONDAY) ARE BROADCAST LIVE ON CITY CABLE CHANNEL FIVE AND STREAMED LIVE ON THE CHANNEL FIVE WEBSITE. THE SESSIONS ARE REPLAYED ON CHANNEL FIVE ON THURSDAYS AT 6:00 P.M. AND FRIDAYS AT 10:00 A.M.

## ADDRESSING THE COUNCIL

- Public participation in Council meetings is governed by Council Rules 2.15 and 2.16. A complete copy of the council rules can be found here: [City Council Rules](#).
- No member of the public may speak without first being recognized for that purpose by the Chair. Except for named parties to an adjudicative hearing, a person may be required to sign a sign-up sheet and provide their name and city of residence as a condition of recognition.
- Persons speaking at the podium shall verbally identify themselves by name, city of residency and, if appropriate, representative capacity.
- Speakers may be provided additional written or verbal instructions to ensure that verbal remarks are electronically recorded. Documents submitted for the record are identified and marked by the Clerk. (If you are submitting paper copies of documents to the Council Members, please provide a minimum of ten copies via the City Clerk. The City Clerk is responsible for officially filing and distributing your submittal.)
- To ensure that evidence and expressions of opinion are included in the record, and to ensure that decorum befitting a deliberative process is maintained, no modes of expression including but not limited to demonstrations, banners, signs, applause, profanity, vulgar language, or personal insults are permitted. To prevent disruption of council meetings and visual obstruction of proceedings, members of the audience shall remain seated during council meetings.
- A speaker asserting a statement of fact may be asked to document and identify the source of the factual datum being asserted.
- When addressing the Council, members of the public shall direct all remarks to the Council President, and shall confine their remarks to the matters that are specifically before the Council at that time or, if speaking during Open Forum, shall confine their remarks to affairs of the city.
- City staff may testify at Council meetings, including open forum, providing the testimony is in compliance with the City of Spokane Code of Ethics and the staff follow the steps outlined in the City Council Rules of Procedure.

**SPEAKING TIME LIMITS:** Each person addressing the Council is limited to two minutes of speaking time, except during hearings and items under final consideration by the Council, for which three minutes will be allowed. The chair may allow additional time if the speaker is asked to respond to questions from the Council. Public testimony and consideration of an item may be extended to a subsequent meeting by a majority vote of the Council. Note: No public testimony shall be taken on amendments to consent or legislative agenda items, or solely procedural, parliamentary, or administrative matters of the Council.

**CITY COUNCIL AGENDA:** The City Council agendas may be obtained prior to Council Meetings by accessing the City's website at <https://my.spokanecity.org/citycouncil/documents/>.

# **AGENDA REVIEW SESSION**

**(3:30 p.m.)**

**(Council Chambers Lower Level of City Hall)**

**(No Public Testimony Taken)**

**ROLL CALL OF COUNCIL**

**INTERVIEWS OF NOMINEES TO BOARDS AND COMMISSIONS**

**COUNCIL OR STAFF REPORTS OF MATTERS OF INTEREST**

**DRAFT AGENDAS REVIEW (Staff or Council Member briefings and discussion)**

**APPROVAL BY MOTION OF THE DRAFT AGENDA**

**CONSIDERATION OF ANY REQUESTS FOR DEFERRAL OF ITEMS ON THE FINAL AGENDA**

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## **EXECUTIVE SESSION**

**(Closed Session of Council)**

**(Executive Session may be held or reconvened during the 3:30 p.m. Agenda Review Session or the 6:00 p.m. Legislative Session)**

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## **LEGISLATIVE SESSION**

**(Council Reconvenes in Council Chamber)**

**LAND ACKNOWLEDGEMENT**

**PLEDGE OF ALLEGIANCE**

**POETRY AT THE PODIUM, WORDS OF INSPIRATION, AND SPECIAL INTRODUCTIONS**

**ROLL CALL OF COUNCIL**

**PROCLAMATIONS AND SALUTATIONS**

**REPORTS FROM COMMUNITY ORGANIZATIONS**

**ANNOUNCEMENTS**

**(Announcements regarding Changes to the City Council Agenda)**

## BOARDS AND COMMISSIONS APPOINTMENTS

(Includes Announcements of Boards and Commissions Vacancies)

### APPOINTMENTS

### RECOMMENDATION

Spokane Public Library Board of Trustees: One Appointment – Kris Dinnison	Confirm	CPR 1981-0400
Historic Landmarks Commission: Five Reappointments – Chris Noll (Archaeologist), Elizabeth Wood (Historian), Mac McCandless (Architect), Nicholas Reynolds (City At-large) and Tom Sawyer (Preservation Construction Specialist)	Confirm	CPR 1981-0122

## CONSENT AGENDA

The consent agenda consists of purchases and contracts for supplies and services provided to the city, as well as other agreements that arise (such as settlement or union agreements), and weekly claims and payments of previously approved obligations and biweekly payroll claims against the city. Any agreement over \$50,000 must be approved by the city council. Typically, the funding to pay for these agreements has already been approved by the city council through the annual budget ordinance, or through a separate special budget ordinance. If the contract requires a new allocation of funds, that fact usually will be indicated in the summary of the contract in the consent agenda.

Unless a council member requests that an item be considered separately, the council approves the consent agenda as a whole in a single vote. Note: The consent agenda is no longer read in full by the city clerk. The public is welcome to testify on matters listed in the consent agenda, but individual testimony is limited to three minutes for the entire consent agenda.

### REPORTS, CONTRACTS AND CLAIMS

### RECOMMENDATION

1. Recommendation to list the following on the Spokane Register of Historic Places:	Approve All & Auth. Mgmt. Agreements	OPR 2026-0004
a. The Phillips House located at 611 S. Montavilla Drive.		
b. The Baum House located at 1830 W. Pacific Avenue.		OPR 2026-0005

(Council Sponsors: Council President Wilkerson)  
**Megan Duvall**



7. Minutes:

Approve All

a. City Council Meeting Minutes: \_\_\_\_\_, 2025.

CPR 2026-0013

b. City Council Standing Committee Meeting Minutes: \_\_\_\_\_, 2025.

## LEGISLATIVE AGENDA

### SPECIAL BUDGET ORDINANCES

(Require Five Affirmative, Recorded Roll Call Votes)

ORD C36827 Amending Ordinance No. C36794, entitled in part, “An ordinance adopting a Mid-biennial Modification Budget for the City of Spokane”, and amending it to adjust pay ranges to align with salary analysis (for Quarter 1 – 2026), and declaring an emergency. (Council Sponsors: Council Members Klitzke and Zappone)

**Allison Adam**

### NO EMERGENCY ORDINANCES

### RESOLUTIONS & FINAL READING ORDINANCES

(Require Four Affirmative, Recorded Roll Call Votes)

RES 2026-0001 Authorizing the City to enter into subrecipient contracts for the operation of inclement weather surge capacity beds, pursuant to the Inclement Weather Surge Capacity Request for Proposals (RFP) that closed on November 18, 2025. (Council Sponsors: Council Members Dillon and Zappone)

**Paradis Pourzanjani**

RES 2025-0124 Establishing the 2026 Transportation Commission Work Plan. (Council Sponsors: Council Members Klitzke and Zappone)

**Jon Snyder**

(Deferred as amended from January 12, 2026, Agenda, during January 12, 2026, 3:30 p.m. Agenda Review Session)

RES 2025-0125 Establishing the 2026 Climate Resilience and Sustainability Board Work Plan. (Council Sponsors: Council Members Klitzke and Zappone)

**Jon Snyder**

(Deferred as amended from January 12, 2026, Agenda, during January 12, 2026, 3:30 p.m. Agenda Review Session)

ORD C36819 Restoring updates to the fire code inadvertently removed through the adoption of Ordinance C36702; amending Section 08.02.034 of the Spokane Municipal Code. (Council Sponsors: Council Member Zappone and Council Member Klitzke)

**Adam McDaniel and Lance Dahl**

ORD C36820 ~~Prohibiting the sale and distribution of kratom products in the City of Spokane; adopting a new Chapter 10.83 of the Spokane Municipal Code. (Council Sponsors: Council Members Dillon and Zappone) (Pending possible amendment to be considered on January 12, 2026.)~~

~~**Adam McDaniel**~~

(First Reading deferred to January 26, 2026, Agenda, from January 12, 2026, Agenda, during January 12, 2026, 3:30 p.m. Agenda Review Session, thereby deferring Final Reading to February 2, 2026)

ORD C36821 Relating to the Community, Housing, and Human Services (CHHS) Board; amending Chapter 04.34A of the Spokane Municipal Code. (Council Sponsors: Council President Wilkerson and Council Member Dillon)

**Adam McDaniel and Arielle Anderson**

ORD C36822 Related to the Bicycle Advisory Board; amending Sections 04.16.010, 04.16.020, 04.016.030, 04.016.040, 04.016.050, 04.016.070, 04.016.080, and 04.016.090 of the Spokane Municipal Code. (Council Sponsors: Council Members Klitzke and Zappone)

**Adam McDaniel, Jon Snyder, and Tyler Kimbrel**

## **FIRST READING ORDINANCES**

ORD C36782 Relating to designated festival streets; amending Section 12.08.060 of the Spokane Municipal Code. (Council Sponsors: Council Members Zappone and Klitzke)

**Jackson Deese**

(Deferred from December 8, 2025, Agenda, during November 24, 2025, 3:30 p.m. Agenda Review Session)

ORD C36823 Relating to arterial streets; updating Section 12.08.040 of the Spokane Municipal Code. (Council Sponsors: Council President Wilkerson and Council Member Klitzke)

**Inga Note**

ORD C36824 Relating to fees and charges amending Chapter 08.02 of the Spokane Municipal Code. Specifically amending the Development Fee Schedule and setting an effective date, and other matters properly related thereto. (Council Sponsors: Council Members Zappone and Klitzke)

**Tami Palmquist**

**Council Sponsor requests motion to consider the following amendment. (NOTE: Absent suspension of Council Rules, adoption of the amendment will result in automatic deferral to February 2, 2026, Agenda.):**

**Klitzke/Cathcart Proposed Amendment:**

- Request motion to amend First Reading Ordinance C36824 with an updated revised version filed January 14, 2026, and included in agenda packet under First Reading Ordinance C36824.

**ORD C36820**

**Prohibiting the sale and distribution of kratom products in the City of Spokane; adopting a new Chapter 10.83 of the Spokane Municipal Code. (Council Sponsors: Council Members Dillon and Zappone)  
Adam McDaniel**

**(Deferred from January 12, 2026, Agenda, during January 12, 2026, 3:30 p.m. Agenda Review Session)**

**Council Member Cathcart requests motion to consider the following amendment. (NOTE: Absent suspension of Council Rules, adoption of the amendment will result in automatic deferral to February 2, 2026, Agenda.):**

**Cathcart Proposed Amendment:**

- Request motion to amend First Reading Ordinance C36820 with an updated revised version filed January 6, 2026, and included in agenda packet under First Reading Ordinance C36820.

**FURTHER ACTION DEFERRED**

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**NO SPECIAL CONSIDERATIONS**

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**HEARINGS**

<b>H1.</b>	<del>Continuation of Hearing on Vacation of Cedar Street between the south line of Carlisle Avenue and the north line of Montgomery Avenue, EXCEPT the extension of the alley through Cedar Street. (The First Reading of ORD C36736 was held September 22, 2025) (Council</del>	<del>Hold Hrg/ Close Hrg/ Staff Recommends Denial</del>	<del>ORD C36736</del>
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~~Sponsors: Council President Wilkerson and Council Member \_\_\_\_\_)~~

~~(Continued from December 1, 2025, Agenda, during November 17, 2025, 6 p.m. Legislative Session)~~

~~Eldon Brown~~

~~(Referred to February 19, 2026, Urban Experience Committee during January 12, 2026, 3:30 p.m. Agenda Review Session)~~

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## OPEN FORUM

At the conclusion of legislative business, the Council may recess briefly and then convene an open public comment period for up to twenty (20) speakers, unless a majority of council members vote otherwise. If more than twenty (20) people sign up for open forum, the individuals assigned to the twenty (20) spaces available will be chosen at random, with preference given to individuals who have not spoken at open forum during the calendar month. Each speaker is limited to no more than two (2) minutes. In order to participate in Open Forum, you must sign up beginning at 5:00 p.m. on the Friday immediately preceding the legislative session and ending at 6:00 p.m. on the date of the meeting via the virtual testimony form linked in the meeting packet (<https://my.spokanecity.org/citycouncil/documents/>) or in person outside council chambers beginning at 8:00 a.m. on the day of the legislative session. The virtual sign-up form can also be found here: <https://my.spokanecity.org/citycouncil/meetings/signup/>. (If you are unable to access the form by clicking the hyperlink, please copy and paste the link address into your browser window.) Speakers must sign themselves in using a name. Instructions for virtual participation are provided on the form when you sign up. The Open Forum is a limited public forum; all matters discussed in the open forum shall relate to the affairs of the City other than items appearing on the final or draft agendas, pending hearing items, and initiatives or referenda in a pending election. Individuals speaking during the open forum shall address their comments to the Council President and shall not use profanity, engage in obscene speech, or make personal comment or verbal insults about any individual.

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## ADJOURNMENT

The January 26, 2026, Regular Legislative Session of the City Council is adjourned to February 2, 2026.

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**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 Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd., Spokane, WA, 99201; or [ddecorde@spokanecity.org](mailto:ddecorde@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.



**NOTES**

**Agenda Sheet for City Council:****Committee:** **Date:** N/A**Committee Agenda type:****Council Meeting Date:** 01/26/2026

<b>Date Rec'd</b>	12/15/2025
<b>Clerk's File #</b>	CPR 1981-0400
<b>Cross Ref #</b>	
<b>Project #</b>	
<b>Bid #</b>	
<b>Requisition #</b>	

<b>Submitting Dept</b>	MAYOR
<b>Contact Name/Phone</b>	ADAM 6779
<b>Contact E-Mail</b>	AMCDANIEL@SPOKANECITY.ORG
<b>Agenda Item Type</b>	Boards and Commissions

**Council Sponsor(s)****Sponsoring at Administrators Request** NO**Lease?** NO **Grant Related?** NO **Public Works?** NO**Agenda Item Name** APPOINTMENT OF KRIS DINNISON TO THE SPOKANE PUBLIC LIBRARY BOARD**Agenda Wording**

Mayor Brown has appointed Kris Dinnison to the Spokane Public Library Board of Trustees for a term of Jan 26, 2026 - Jan 25, 2031.

**Summary (Background)**

Spokane Public Library is a quasi-department of the City of Spokane. Each year, the City allocates a portion of the general fund to the Library. The Library Board of Trustees is a group of five citizen volunteers who oversee the administration of the Library.

**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?**

This appointment aligns with the appointment of library trustees requirements of RCW 27.12.190

**Council Subcommittee Review**

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<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	N/A
<b>Funding Source Type</b>	Select
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	N/A
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	
<b>Dept Head</b>	SCOTT, ALEXANDER
<b>Division Director</b>	
<b>Accounting Manager</b>	
<b>Legal</b>	
<b>For the Mayor</b>	SCOTT, ALEXANDER
<b>Distribution List</b>	
amcdaniel@spokanecity.org	kthomas@spokanecity.org



**Agenda Sheet for City Council:**

**Committee:** **Date:** N/A

**Committee Agenda type:**

**Council Meeting Date:** 01/26/2026

**Date Rec'd** 12/30/2025

**Clerk's File #** CPR 1981-0122

**Cross Ref #**

**Project #**

**Submitting Dept** MAYOR

**Bid #**

**Contact Name/Phone** ADAM 6779

**Requisition #**

**Contact E-Mail** AMCDANIEL@SPOKANECITY.ORG

**Agenda Item Type** Boards and Commissions

**Council Sponsor(s)**

**Sponsoring at Administrators Request** NO

**Lease?** NO

**Grant Related?** NO

**Public Works?** NO

**Agenda Item Name** REAPPOINTMENT OF CHRIS NOLL AS THE ARCHAEOLOGIST ON THE SPOKANE

**Agenda Wording**

Reappointment of Chris Noll as the Archaeologist on the Spokane County Landmarks Commission for a term of January 1, 2026, to December 31, 2026

**Summary (Background)**

Reappointment of Chris Noll as the Archaeologist on the Spokane County Landmarks Commission for a term of January 1, 2026, to December 31, 2026

**What impacts would the proposal have 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?**

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

**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?**

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	N/A
<b>Funding Source Type</b>	Select
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	N/A
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	
<b>Dept Head</b>	MCDANIEL, ADAM
<b>Division Director</b>	
<b>Accounting Manager</b>	
<b>Legal</b>	
<b>For the Mayor</b>	PICCOLO, MIKE
<b>Distribution List</b>	

**Agenda Sheet for City Council:****Committee:** **Date:** N/A**Committee Agenda type:****Council Meeting Date:** 01/26/2026**Date Rec'd** 12/30/2025**Clerk's File #** CPR 1981-0122**Cross Ref #****Project #****Submitting Dept** MAYOR **Bid #****Contact Name/Phone** ADAM 6779 **Requisition #****Contact E-Mail** AMCDANIEL@SPOKANECITY.ORG**Agenda Item Type** Boards and Commissions**Council Sponsor(s)****Sponsoring at Administrators Request** NO**Lease?** NO **Grant Related?** NO **Public Works?** NO**Agenda Item Name** REAPPOINTMENT OF ELIZABETH WOOD AS THE HISTORIAN ON THE SPOKANE**Agenda Wording**

Reappointment of Elizabeth Wood as the Historian on the Spokane Historic Landmarks Commission for a term of January 1, 2026, to December 31, 2028.

**Summary (Background)**

Reappointment of Elizabeth Wood as the Historian on the Spokane Historic Landmarks Commission for a term of January 1, 2026, to December 31, 2028.

**What impacts would the proposal have 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?**

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

**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?**

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	N/A
<b>Funding Source Type</b>	Select
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	N/A
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	
<b>Dept Head</b>	MCDANIEL, ADAM
<b>Division Director</b>	
<b>Accounting Manager</b>	
<b>Legal</b>	
<b>For the Mayor</b>	PICCOLO, MIKE
<b>Distribution List</b>	



**Agenda Sheet for City Council:**

**Committee:** **Date:** N/A

**Committee Agenda type:**

**Council Meeting Date:** 01/26/2026

**Date Rec'd** 12/30/2025

**Clerk's File #** CPR 1981-0122

**Cross Ref #**

**Project #**

**Submitting Dept** MAYOR

**Bid #**

**Contact Name/Phone** ADAM 6779

**Requisition #**

**Contact E-Mail** AMCDANIEL@SPOKANECITY.ORG

**Agenda Item Type** Boards and Commissions

**Council Sponsor(s)**

**Sponsoring at Administrators Request** NO

**Lease?** NO

**Grant Related?** NO

**Public Works?** NO

**Agenda Item Name** REAPPOINTMENT OF MAC MCCANDLESS AS THE ARCHITECT ON THE SPOKANE

**Agenda Wording**

Reappointment of Mac McCandless as the Architect on the Spokane Historic Landmarks Commission for a term of January 1, 2026, to December 31, 2026.

**Summary (Background)**

Reappointment of Mac McCandless as the Architect on the Spokane Historic Landmarks Commission for a term of January 1, 2026, to December 31, 2026.

**What impacts would the proposal have 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?**

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

**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?**

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget? N/A	
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	
<b>Funding Source Type</b> Select	
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	<b>Additional Approvals</b>
<u>Dept Head</u>	MCDANIEL, ADAM
<u>Division Director</u>	
<u>Accounting Manager</u>	
<u>Legal</u>	
<u>For the Mayor</u>	PICCOLO, MIKE
<b>Distribution List</b>	



**Agenda Sheet for City Council:**

**Committee:** **Date:** N/A

**Committee Agenda type:**

**Council Meeting Date:** 01/26/2026

**Date Rec'd** 12/30/2025

**Clerk's File #** CPR 1981-0122

**Cross Ref #**

**Project #**

**Submitting Dept** MAYOR

**Bid #**

**Contact Name/Phone** ADAM 6779

**Requisition #**

**Contact E-Mail** AMCDANIEL@SPOKANECITY.ORG

**Agenda Item Type** Boards and Commissions

**Council Sponsor(s)**

**Sponsoring at Administrators Request** NO

**Lease?** NO **Grant Related?** NO

**Public Works?** NO

**Agenda Item Name** REAPPOINTMENT OF NICHOLAS REYNOLDS AS THE CITY-AT-LARGE POSITION

**Agenda Wording**

Reappointment of Nicholas Reynolds as the City-at-large position on the Spokane Historic Landmarks Commission for a term of January 1, 2026, to December 31, 2028.

**Summary (Background)**

Reappointment of Nicholas Reynolds as the City-at-large position on the Spokane Historic Landmarks Commission for a term of January 1, 2026, to December 31, 2028.

**What impacts would the proposal have 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?**

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

**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?**

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	N/A
<b>Funding Source Type</b>	Select
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	N/A
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	
<b>Dept Head</b>	MCDANIEL, ADAM
<b>Division Director</b>	
<b>Accounting Manager</b>	
<b>Legal</b>	
<b>For the Mayor</b>	PICCOLO, MIKE
<b>Distribution List</b>	

**Agenda Sheet for City Council:****Committee:** Date: N/A**Committee Agenda type:****Council Meeting Date:** 01/26/2026

<b>Date Rec'd</b>		12/30/2025
<b>Clerk's File #</b>		CPR 1981-0122
<b>Cross Ref #</b>		
<b>Project #</b>		
<b>Submitting Dept</b>	MAYOR	<b>Bid #</b>
<b>Contact Name/Phone</b>	ADAM 6779	<b>Requisition #</b>
<b>Contact E-Mail</b>	AMCDANIEL@SPOKANECITY.ORG	
<b>Agenda Item Type</b>	Boards and Commissions	
<b>Council Sponsor(s)</b>		
<b>Sponsoring at Administrators Request</b>		NO
<b>Lease?</b> NO	<b>Grant Related?</b> NO	<b>Public Works?</b> NO
<b>Agenda Item Name</b>	REAPPOINTMENT OF TOM SAWYER AS THE PRESERVATION CONSTRUCTION	

**Agenda Wording**

Reappointment of Tom Sawyer as the Preservation Construction Specialist on the Spokane Historic Landmarks Commission for a term of January 1, 2026, to December 31, 2028.

**Summary (Background)**

Reappointment of Tom Sawyer as the Preservation Construction Specialist on the Spokane Historic Landmarks Commission for a term of January 1, 2026, to December 31, 2028.

**What impacts would the proposal have 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?**

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

**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?**

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	N/A
<b>Funding Source Type</b>	Select
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	N/A
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	
<b>Dept Head</b>	MCDANIEL, ADAM
<b>Division Director</b>	
<b>Accounting Manager</b>	
<b>Legal</b>	
<b>For the Mayor</b>	PICCOLO, MIKE
<b>Distribution List</b>	

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 12/08/2025**Committee Agenda type:** Discussion**Date Rec'd**

11/25/2025

**Clerk's File #**

OPR 2026-0004

**Cross Ref #****Project #****Council Meeting Date:** 01/26/2026**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)**

BWILKERSON

**Sponsoring at Administrators Request**

NO

**Lease?** NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

JOHN F. AND BARBARA E. PHILLIPS HOUSE NOMINATION TO THE REGISTER OF

**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. The Phillips House was constructed in 1955 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)**

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 Phillips House at 611 S Montavilla Dr. was constructed in 1955 and has been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owner.

**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

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	N/A
<b>Funding Source Type</b>	Select
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	N/A
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	
<b>Dept Head</b>	DUVALL, MEGAN
<b>Division Director</b>	MACDONALD, STEVEN
<b>Accounting Manager</b>	ZOLLINGER, NICHOLAS
<b>Legal</b>	HARRINGTON,
<b>For the Mayor</b>	PICCOLO, MIKE
<b>Distribution List</b>	
	mduvall@spokanecity.org
lcamporeale@spokanecity.org	akiehn@spokanecity.org

# Findings of Fact and Decision for Council Review

## Nomination to the Spokane Register of Historic Places

### John F. and Barbara E. Phillips House – 611 S Montavilla Drive

#### 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 1955; the John and Barbara Phillips 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 1955 Phillips House at 611 S. Montavilla Drive is significant and eligible for listing in the Spokane Register of Historic Places under Category C in the area of design, for possessing high artistic values, and for representing the work of a master, Warren Heylman.
  - The single-family house exemplifies the Contemporary style in Modern residential design, which was popular in the mid-20th century in Spokane and across the country. It embodies the Modern design characteristics found in residential design at this time, regardless of the specific style, including open floor plans; an attempt to "bring the outdoors in;" a generous use of glass; the use of natural materials and finishes or alternatively, new materials; and a strong connection to the landscape. The Phillips House is a unique example of Contemporary design, however, in part because of the use of the projecting fins across the front façade that expresses the organization of the design and interior and exterior integration.
  - The house was designed by Spokane architect Warren Cummings Heylman. Best known for his more flamboyant commercial and institutional properties, this residence (his first to be nominated to the Spokane Register) is more understated and is representative of his mid-20th century residential work. It retains excellent integrity. The house was constructed in an outlying neighborhood of late 19th century parks and cemeteries and the historic Fort George Wright, which began to be developed with residences in the post-World War II era, as this house was. Today the Phillips House is one of four residences on two short, parallel streets that were designed by Warren Heylman, including his own family house, which is still extant.
  - The Phillips House was commissioned by John (Jack) and Barbara Phillips, a journalist and novelist, respectively, from the highly regarded Spokane architect Warren C. Heylman, their neighbor to the immediate west. Daughter Mary Anne Phillips, an artist and architect, inherited the Phillips House on her parents' deaths and began a renovation and addition that culminated in 2020. On Mary Anne's death in 2025 her brother Thomas Phillips, who is retired, inherited the house and is the present owner.
  
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 excellent integrity in original location, design, materials, workmanship, and association, the Phillips 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 on November 19, 2025, that the John F. and Barbara E Phillips House is eligible for listing on the Spokane Register under Category C in the area of design, for possessing high artistic values, and for representing the work of a master, Warren Heylman.**

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:

**23-25-42: WOODLAND HEIGHTS 2ND ADD (AFN# 3100947) L2 B1 TOG W/ PTN L3 B1 OF SAID PLAT DAF: BEG AT NE COR OF L3 B1 OF SAID PLAT; TH N90°00'00"W 35FT ALG N LOT LN OF SAID L3; TH S03°47'00"W 48.17FT; TH S22°00'39"W 57.42FT TO A NON-TANGENT CURVE & TO THE N ROW OF MONTAVILLA DR; TH ALG N ROW OF MONTAVILLA DR A NON-TANGENT CURVE TO THE SW W/ RADIUS OF 50FT, A CENT ANGLE OF 01°50'01", ANARC LENGTH OF 1.60FT, A CHORD BEARING S61°58'31"E, A CHORD LENGTH OF 1.60FT; TH N29°44'00"E 117.52FT ALG E LOT LN OF SAID L3 TO POB (PARCEL 'B' OF BLA Z15B0020BLA [AFN# 6382501])**

Parcel Number(s) **25234.4714 (address 611 S Montavilla Drive)**, is governed by a Management Agreement between the City of Spokane and the Owner(s), **PHILLIPS LIVING TRUST (c/o THOMAS PHILLIPS)**, 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 4.35. 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: 11/20/2025

**MANAGEMENT AGREEMENT**

The Management Agreement is entered into this **19th** day of **November 2025**, by and between the City of Spokane (hereinafter “City”), acting through its Historic Landmarks Commission (“Commission”), and **Phillips Living Trust c/o Thomas Phillips** (hereinafter “Owner”), the owner of the property located at **611 S. Montavilla Drive** commonly known as the **John F. & Barbara E. Phillips 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 \_\_\_\_\_, 2025, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State  
of \_\_\_\_\_, residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss.  
County of Spokane )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
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: Phillips, John F. and Barbara E., House  
And/Or Common Name: Phillips House (preferred)

## 2. Location

Street & Number: 611 S. Montavilla Drive  
City, State, Zip Code: Spokane, WA 99224  
Parcel Number: 25234.4714

## 3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<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	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" 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: Thomas W. Phillips  
Street & Number: 611 S. Montavilla Drive  
City, State, Zip Code: Spokane, WA 99224  
Telephone Number/E-mail: 206-399-4455, tomwphillips1@me.com

## 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:

Date: 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

Acres of Property:

< 1 acre

Verbal Boundary Description: 23-25-42: WOODLAND HEIGHTS 2ND ADD (AFN# 3100947) L2 B1 TOG W/ PTN L3 B1 OF SAID PLAT DAF: BEG AT NE COR OF L3 B1 OF SAID PLAT; TH N90°00'00"W 35FT ALG N LOT LN OF SAID L3; TH S03°47'00"W 48.17FT; TH S22°00'39"W 57.42FT TO A NON-TANGENT CURVE & TO THE N ROW OF MONTAVILLA DR; TH ALG N ROW OF MONTAVILLA DR A NON-TANGENT CURVE TO THE SW W/ RADIUS OF 50FT, A CENT ANGLE OF 01°50'01", ANARC LENGTH OF 1.60FT, A CHORD BEARING S61°58'31"E, A CHORD LENGTH OF 1.60FT; THN29°44'00"E 117.52FT ALG E LOT LN OF SAID L3 TO POB (PARCEL 'B' OF BLA Z15B0020BLA [AFN# 6382501])

Verbal Boundary Justification:

Nominated property includes entire parcel and urban legal description.

## 11. Form Prepared By

Name and Title: Diana J Painter, PhD, Principal Architectural Historian

Organization: Painter Preservation

Street, City, State, Zip Code: 3518 N. C Street, Spokane, WA 99205

Telephone Number: 707-763-6500

E-mail Address: dianajpainter@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 Phillips House is a two-story house with an L-shaped footprint and a flat roof, with a one-story addition on the east side. All facades have deep overhanging eaves except the west side of the main house. An attached carport projects into the front (south) yard. The house is located toward the front of its largely rectangular, one-third-acre (11,854 square feet) lot and faces south, overlooking S. Montavilla Drive. The 1,878 square foot, wood-frame house is clad in vertical cedar boards and flush synthetic panels and has a concrete slab foundation and a built-up roof. Window walls are composed of a combination of fixed and hopper-style windows with aluminum and wood frames. A broad, centrally located, concrete block chimney rises from the rooftop. The Contemporary style house, which was designed by architect Warren C. Heylman, was constructed in 1955.

## **DESCRIPTION OF PROPERTY**

### **Location and setting**

The Phillips House at 611 S. Montavilla Drive is located west and slightly south of downtown Spokane at the far east end (closest to the city) of the West Hills neighborhood, within the Woodland Heights 2<sup>nd</sup> Addition. South Montavilla Drive is an extension of W. 9<sup>th</sup> Avenue, and travels northwest to a point one lot west of the subject house. The subject house is also located just one lot (about 170 feet) west of the 3.5-acre Whittier Park and Playground. It is located south of S. H Street, significant because it was the westernmost city limit here from 1891 until 1948, and about 375 feet east of the 1935 Indian Canyon Golf Course. The house is sited north of S. Montavilla Drive and faces south, overlooking the street. The area is wooded, primarily with Ponderosa pines, and developed with single family homes on relatively large lots along Montavilla Drive and the parallel W. West Drive. Four houses along these parallel streets, including the Phillips House and Warren Heylman's own house, were designed by architect Warren C. Heylman.

### **Exterior**

Front (south) façade. The house displays a modular design of four foot increments infilled with vertical cedar boards, flush synthetic panels, and window walls of fixed and hopper-style sash with wood and aluminum frames. A front entry door of wood with full-height glass is located in the fourth bay from the left (west) within the eight-bay façade. The eastern-most panel is solid cedar boards over its full height. The second and seventh panel (counting from the west or left) are identical, with solid panels and hopper-style windows below fixed lights. The first and sixth panels are also identical, displaying tall, fixed lights above solid panels. The third bay displays full-height glass, revealing the interior floating staircase, while the fifth bay contains only solid panels and a hopper style window below the ceiling on each floor.



**Front (south) façade of main house, looking north**

Five open fins project from the front façade of the house, marking the four building bays. They are composed of horizontal and vertical paired and bolted 2" x 10" boards, joined by a horizontal 2" x 12" horizontal board located at about the sill level of the upstairs windows. L-shaped brackets are bolted at the upper corners, which are located about six feet from face of the building. The horizontal portion is an extension of the beams that support the deep eaves. Each upright is mounted on concrete piers that sit on the gravel bed of the front yard.

The one-story addition to the east, which is used as a studio, is aligned with the front façade of the main house and has no window openings. A flush double door here is of the same material as the siding, which is rough-cut cedar siding, consistent with the main house. It is located slightly west of center on this addition. A door knob is essentially the only visible hardware here.

Projecting from the front façade of the studio is the two-car carport, which has a slab foundation, and features open beams supported by bolted double posts. On the east (right) side is an enclosed storage shed with a rectangular footprint and a single flush door of the same design as seen on the studio. Between the studio and the storage building is an opening that leads to the back yard.

East side façade. The east side façade of the studio is composed of a wide central bay of vertical board flanked by two bays with solid panels surmounted by fixed windows. Deep eaves cover this façade. The east façade of the main house, which has narrow eaves,



**Rear (north) façade of main house, looking south**

visible here. It features a double wood door with full-height glass that leads to the dining area.

Rear (north) façade. The rear façade of the studio is composed of six identically sized bays and one narrow bay. The outside bays are clad in vertical wood matching the wood seen elsewhere on the building. The three central bays have a tall, fixed light that extends to door height, surmounted by a fixed light and a solid panel of identical proportions. To the left (east) is one bay with a single wood door of full-height glass, topped by a single light and solid panels of the same proportions as on the central bays. The outside bay to the right (west) displays a flush solid panel topped by two hopper-style windows and another solid panel, all reflecting the same proportions as seen elsewhere on this façade. The hopper style windows have black metal frames and the fixed windows have wood frames.

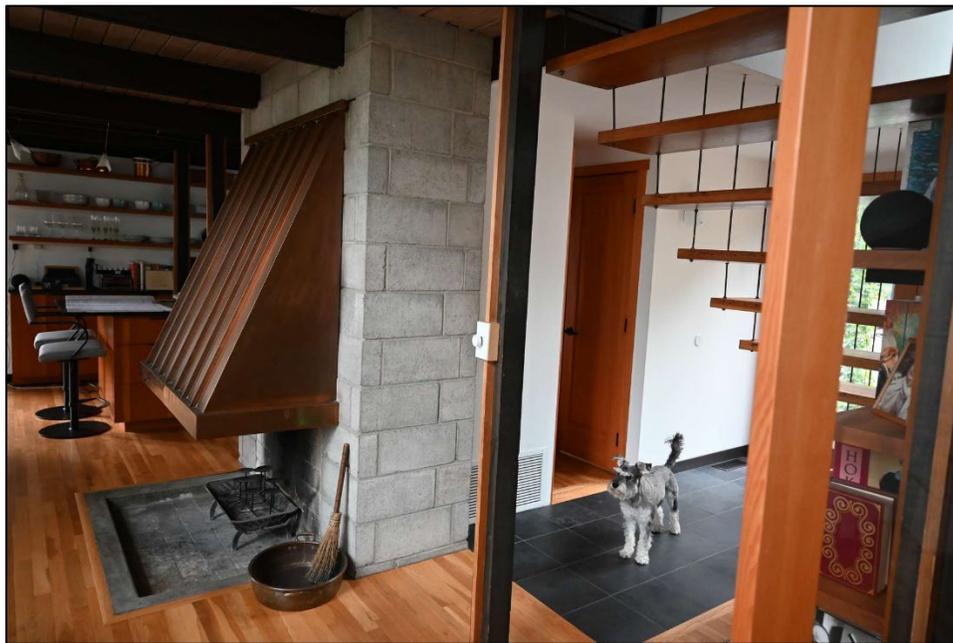
The rear façade of the main portion of the building is made up of a wide panel of vertical boards slightly offset from center, with two bays of solid panels, hopper style windows, and fixed windows on the left (east) and three bays, dominated by tall, fixed lights, on the right (west). The eaves above this façade are deep, supported by beams that match the placement of the fins on the front of the building and extend beyond the eaves.

West side façade. There are no openings on the west side facade, which is finished in vertical wood. It is covered by narrow eaves.

## Interior

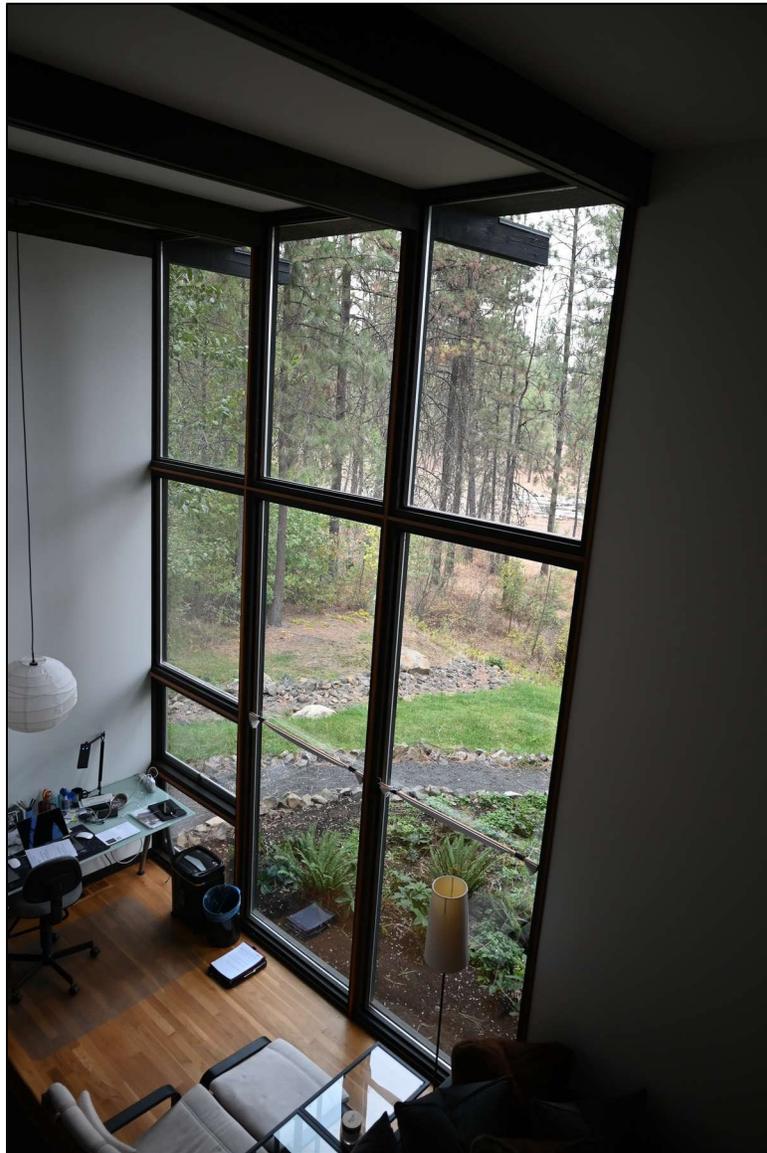
The front entry to the Phillips House opens into a foyer with an open, floating, straight-run stair with a raised landing at the bottom on the left, and a short hallway to the main portion of the house on the right. The foyer rises the full height of the house and features a large, paper globe light suspended from the ceiling, which is typical of the suspended fixtures found throughout the house. The left (west) wall here has simple bookshelves of 2" x 10" boards mounted on the wood-clad wall that rise about one-and-one-half floors and extend nearly the full length of this wall. The stairs are made of simple 2" x 12" boards and vertical slender steel rods; the hall floor is finished in slate.

At the center of the house, beginning at the end of the entry hall, is the large concrete block chimney that forms the back wall of the central hearth, which faces north into the main living space. The fireplace sits in front of the concrete wall, within a shallow recessed firepit, and is covered by a large, sloping, copper hood. The portion of the rear (north end) of the house above the living room and office area is open and rises the full height of the house. It includes a dining area in the northeast corner (at the end of the kitchen), a living room area in the center, and an office area in the northwest corner.



**Main entry, fireplace on left, floating staircase on right**

The rooms on the south side of this floor are one story in height. In the southeast corner is the kitchen, which features a large, centered, north-south island and is open to the dining area. A door to the studio is located on the south end of east wall here. Cabinets and open shelving, of the same simple design as other shelving in the house, line this wall. Behind the chimney, accessed from a short east-west hall, is a bathroom and a coat closet. In the



**Main window wall, viewed from upstairs, looking northwest**

southwest corner is a bedroom, accessed from the office and enclosed by narrow (22") double wood doors with full-height glass and two additional similar panels.

The studio, which is accessed from the interior by a door on the south side of the kitchen, is in essence one large room, with additional doors to the outside on the north and south sides. A loft on the west side of the room, accessed via a ladder, partially covers the floor. The north window wall lights the interior.

The second level of the house covers about two-thirds of the first level, allowing for light and views from the north window wall to reach the upper floor hall and master bedroom.

At the top of the stairs is an east-west hallway that accesses a bathroom and laundry just east of the stairway, adjacent to the chimney. At the east end is the master bedroom, which is enclosed with a solid rail of horizontal wood that allows for views over the central portion of the house and can be closed off with a Japanese style sliding screen. On the west end of this floor is another bedroom.

The materials and finishes within the house are as follows. Walls are typically painted sheetrock. A four-foot module is repeated throughout, emphasized with vertical strips of wood. A motif that is seen throughout is a 3-1/2" wide, black-painted board marking these divisions on which is centered a narrow strip of natural-colored wood. The proportions of these divisions are repeated in the window mullions. Ceilings are finished with wood decking or sheetrock with exposed beams.

The four-foot modules may also be marked with narrow vertical wood strips or 'pilasters,' columns or beams of paired 2" x 6" boards. The predominant colors are white (in the case of the painted sheetrock), black (for mullions, columns, pilasters, and beams), natural wood, for the applied woodwork, and gray, for the concrete block chimney. A few built-ins, such as in the master bedroom, provide storage. Doors, wood trim, the wall behind the main bookshelf (which is fir), shelving throughout, the main stair, kitchen cabinets, and the floors all have natural wood finishes. Ceilings are sheetrock, painted white, or unfinished wood decking with black exposed beams. Floors are hardwood, with maple on the ground floor and fir on the second floor. The overall impression of the house is one of openness with an underlying order reinforced by the proportions, design details, materials, and natural colors.

### **Landscaping**

The yard around the house was landscaped between 2020 and 2025, resulting in the appearance that it has today. Originally the landscaping was fairly simple, with some lawn and a low perimeter stone fence in the front yard that bridged the levels of the yard. Today the yard continues to reflect the natural setting of the house, which is, simply speaking, a downward slope from the street toward the rear or north end of the largely rectangular lot. The areas around the house and garage are more finished than before, however. Materials are gravel, square pavers, basalt rock, native plants, introduced trees, and existing Ponderosa pines.

The front of the house is finished with gravel, defined by an informal border of stones and plantings. Adjacent to the driveway entry is an informal focal arrangement of basalt rocks, a Nootka cypress, and native plants. A combination of formal and informal paths of square pavers lead from the driveway to the front entry and from the carport to the front entry (the driveway is concrete, as is the parking pad in the carport). Two mature Ponderosa pines are located in the front yard. This area is also embellished with glass tiles set in the ground.



**Focal arrangement in front entry yard, looking south**

A path from the carport around the east side of the house is composed of square pavers set in gravel. Pavers are also used to create a patio in back of the studio and outside the dining room. Beyond the footprint of the house pavers are set in gravel. Another gravel bed defines the space for three raised wood planters and a mature Ponderosa pine. Behind the main portion of the house is a gravel walkway lined with stones around an informal planting bed. Informal terraces continue down the hill with a variety of trees. The rest of the sloped yard retains its natural appearance.

## **ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS**

At one time the house had a large, full-width deck across the back (north) side with a simple perimeter bench around most of it. That was removed about 2015 and the site formally landscaped. An open screen of narrow slats covered one bay in front of the main entry door at one point. That has since been removed. Doors were changed from simple flush doors to wood doors with full-height glass. The largest change was the addition of the studio on the east side of the house and a new carport and shed, completed in 2020. In the course of that remodel a smaller one-car carport and existing shed were removed. The new carport has a slightly higher roof than the previous carport and exposed beams. The addition and new carport respect the materials and proportions of the original house and shed. The north window wall of the studio repeats the proportions of the north window wall of the house, but with greater symmetry, in contrast to the asymmetry seen on the house. On the interior, the master bedroom was enlarged by removing an interior wall between this bedroom and a smaller one to the south, resulting in the room that is there today. The kitchen was re-designed, resulting in a north-south orientation and greater openness than was there previously.

## **INTEGRITY**

In order to be eligible for listing in the Spokane Register of Historic Places, a property must fulfill one or more of the categories under which it is significant and qualifies for listing. It must also retain integrity. Integrity is a function of the property's location, design, materials, workmanship, and association. The following outlines the ways in which the Phillips House possesses these aspects.

Location is the place where the historic property was constructed or the place where the historic event occurred.

*The house is in its original location.*

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

*The design of the original house is intact. An addition and new carport were constructed in 2020 in a way that would meet the Secretary of Interior's Standards for Rehabilitation, had they applied to this house when the addition was constructed, with a particular focus on Standards #9 and #10, which speak to new additions.<sup>1</sup> The new addition is consistent*

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<sup>1</sup> Standards #9 and #10 are as follows:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*with the main house in scale, materials, and design features. It is differentiated from the original house primarily in its symmetry, which contrasts with the asymmetry of the main house. Interior changes to the original house that were made in this same time frame are relatively minor and are consistent with the Standards for Rehabilitation.*

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

*The materials for the house are intact. The materials for the addition and new carport match the materials and construction methods for the original house.*

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

*The workmanship for the house is intact. Changes to the main house re-used existing materials and features where possible and were matched to the original where that was not possible. The materials for the addition and new carport match the materials and construction methods for the original house.*

Association is the direct link between an important historic event or person and a historic property.

*The association of the house is intact. Historically the house was used as a single family residence and it remains in that use today.*

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10. New additions and adjacent or related new construction will 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.

Kate D. Weeks, and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Washington DC: US Department of the Interior, National Park Service, 1955.

## **SUMMARY STATEMENT**

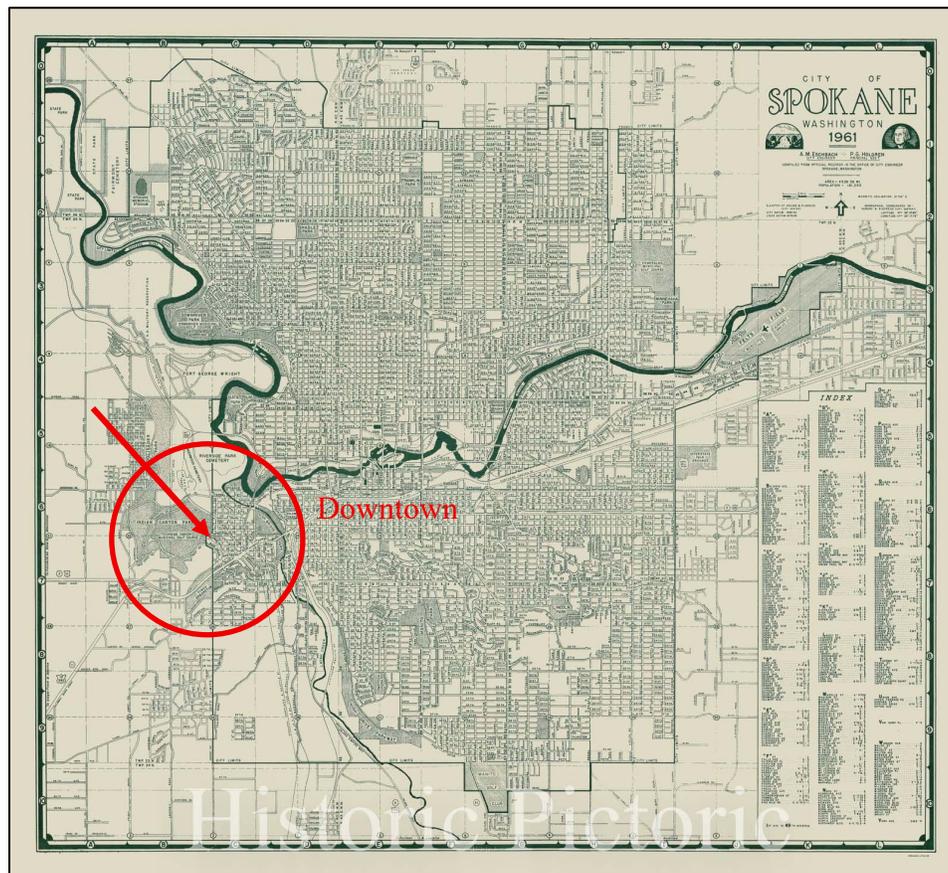
The 1955 Phillips House at 611 S. Montavilla Drive is significant and eligible for listing in the Spokane Register of Historic Places under Category C in the area of design, for possessing high artistic values, and for representing the work of a master. The single family house exemplifies the Contemporary style in Modern residential design, which was popular in the mid-20<sup>th</sup> century in Spokane and across the country. It embodies the Modern design characteristics found in residential design at this time, regardless of the specific style, including open floor plans; an attempt to “bring the outdoors in;” a generous use of glass; the use of natural materials and finishes or alternatively, new materials; and a strong connection to the landscape. The Phillips House is a unique example of Contemporary design, however, in part because of the use of the projecting fins across the front façade that expresses the organization of the design and interior and exterior integration. The addition to the house, constructed in 2020, respects the residence’s original design while adding its own unique symmetrical interpretation of the house’s exterior design features. The house was designed by Spokane architect Warren Cummings Heylman. Best known for his more flamboyant commercial and institutional properties, this residence (his first to be nominated to the Spokane Register) is more understated and is representative of his mid-20<sup>th</sup> century residential work. It retains excellent integrity. The house was constructed in an outlying neighborhood of late 19<sup>th</sup> century parks and cemeteries and the historic Fort George Wright, which began to be developed with residences in the post-World War II era, as this house was. Today the Phillips House is one of four residences on two short, parallel streets that were designed by Warren Heylman, including his own family house, which is still extant.

## **HISTORIC CONTEXT**

### **The West Hills Neighborhood**

The Phillips House is located at the east end of the West Hills neighborhood, as identified by the City of Spokane. It is near the end of Montavilla Drive, a one-third-mile drive that travels northwest from the west end of W. 9<sup>th</sup> Street to 604 S. Montavilla Drive, the last house on the street, which is close to the Indian Canyon Golf Course. The neighborhoods to the immediate east are Latah/Hangman and Peaceful Valley. Historically a remote area, it continues to have significant open spaces today, including parks, cemeteries, the Finch Arboretum (which historically included Garden Springs Park), the Indian Canyon Golf Course (the easternmost 17<sup>th</sup> green of the golf course is just one lot away), the Indian Canyon Natural Area, and the grounds of the historic Fort George Wright. A smaller open space is the 1951 Whittier Park and Playground, which is 3.5 acres in size and is one lot east of the Phillips House.

Part of the reason for the distinctively separate parts of the neighborhood is the presence of streams and roadways that separate the various areas, and the topography. Garden Springs Creek and Indian Canyon Creek run through the area. The Spokane River runs



**Map of Spokane in 1961, showing location of Phillips House**

east and north of the neighborhood. The east-west 1912 Sunset Highway was once the major road (State Route 12) south of the Indian Canyon Golf Course and the subject neighborhood. Today Interstate 90, constructed in this location in the mid-1960s, defines the south edge. Finally, wooded hillsides, for example, along S. Indian Canyon Drive, reinforce a sense of separation.

Despite its remote location, the West Hills neighborhood has been a part of the city since its earliest days. Historically the land was occupied by the Spokane Indians, including Chief Spokane Garry towards the end of his life.<sup>2</sup> It was farmed by Chinese immigrants in the 1880s, due to its ready source of water. The area east of H Street, which is directly north of the Phillips House, became part of Spokane as early as 1891, when the west city boundary was drawn here. Construction of Fort George Wright, a military post, began in 1897 and was completed in 1899; today it occupies the north end of the neighborhood. Indian Canyon Park, which was praised by the Olmsted Brothers when they designed the

<sup>2</sup> Chrisanne Beckman and Natalie Perrin, *National Register of Historic Places Multiple Property Documentation Form, City of Spokane Parks and Boulevards (1891-1974)*, August 17, 2015:Section E, page 7. Jim Kershner, Jim, "Spokane Garry," *The Spokesman-Review*, September 21, 2008:39.

city's park system in 1908, was established in 1912.<sup>3</sup> And land for the Finch Arboretum was purchased in 1913, although the arboretum was not established until 1947.<sup>4</sup>

The cemeteries, which are north of the Indian Canyon Golf Course and the subject property, also lend a sense of openness to the area. They are as follows: the 50-acre Riverside Memorial Park, opened 1907 and dedicated in 1914;<sup>5</sup> the 151-acre Greenwood Memorial Terrace (85 acres are developed), founded in 1888; and the four-acre Jewish cemetery, Mount Nebo Cemetery, which is north of the Riverside Mausoleum.

The north-south H Street, which is directly north of the subject property, was the west boundary of the City of Spokane until 1948. The end of Montavilla Drive, which H Street would cross if extended, was included in the boundary, despite being located slightly west of it. Areas west and south of H Street were annexed to the city into the 1960s, while Fort George Wright, which today is the location of Spokane Falls Community College and the campus of the Mukogawa Women's University, was annexed in 1967 and 1990, respectively. Spokane International Airport, which today makes up the bulk of the land area of the neighborhood today, was annexed in 2012.<sup>6</sup> While the area still has significant open spaces, it has taken on a more suburban appearance since the end of World War II.

### **The Phillips family**

The Phillips House was commissioned by Jack and Barbara Phillips, a journalist and novelist, respectively, from the highly regarded Spokane architect Warren C. Heylman, their neighbor to the immediate west. Daughter Mary Ann, an artist and architect, inherited the Phillips House on her father's death in 2007 and began a renovation and addition that culminated in 2020. On Mary Ann's death in 2024 her brother Thomas Phillips, who is retired, bought the house and is the present owner.

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<sup>3</sup> Op cit., Beckman, *City of Spokane Parks and Boulevards . . .*, Section F, page 40.

<sup>4</sup> Ibid.

<sup>5</sup> Julie Y. Russell, "Riverside Cemetery," *Spokane Historical*, <https://travel.state.gov/content/travel/en/passports/have-passport/renew.html#Step%20>, accessed October 2025.

<sup>6</sup> "West Hills, Spokane," *Wikipedia*, [https://en.wikipedia.org/wiki/West\\_Hills,\\_Spokane](https://en.wikipedia.org/wiki/West_Hills,_Spokane), accessed October 2025.



**Phillips family and Phillips House construction photo, 1955**

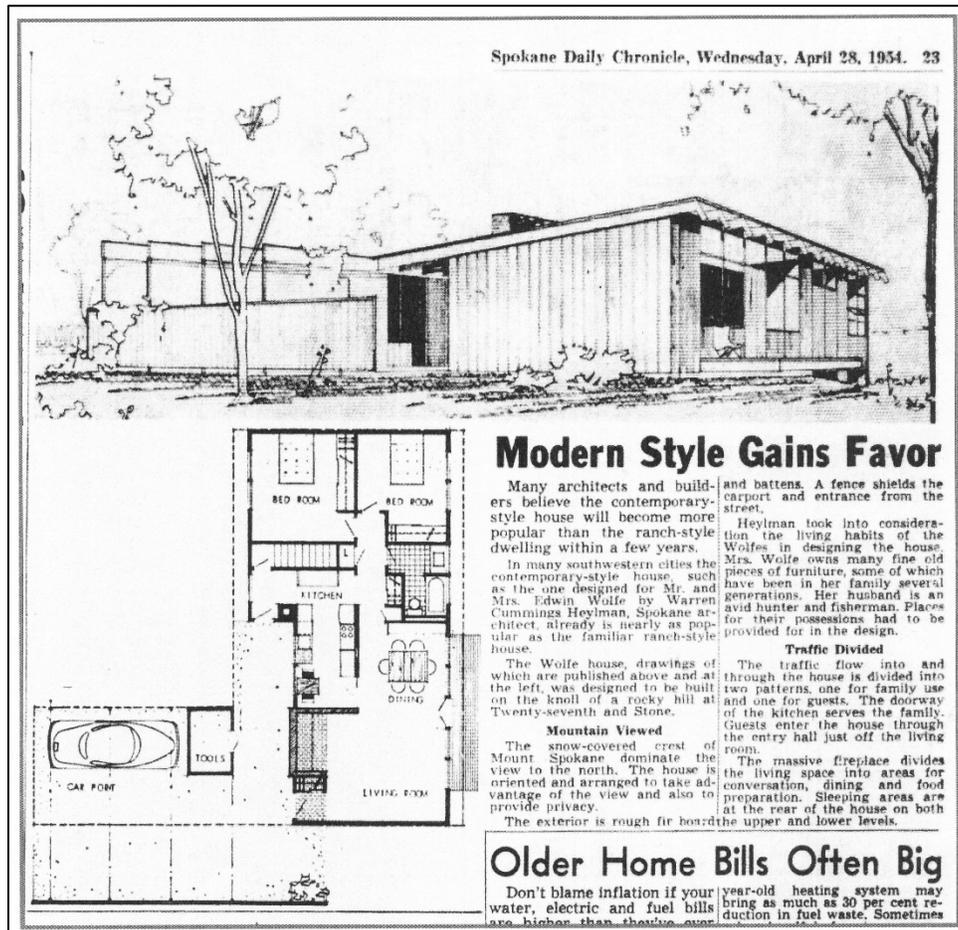
## **ARCHITECTURAL CONTEXT**

### **Modern residential design in Spokane**

The Phillips House is designed in the Contemporary style, which occurred within the Modern Movement in architecture from about the 1950s to the 1970s.<sup>7</sup> The Modern Movement itself took place from about 1930 to 1970 in the Pacific Northwest, and encompassed many substyles that found expression in residential, commercial, and industrial buildings. A simple definition of Modern architecture is as follows: “A loosely

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<sup>7</sup>“Architectural Style Guide,” *Department of Archaeology and Historic Preservation*.  
<https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide>, accessed October 2025.



### Wolfe House by Warren Heylman, 1954

applied term, used since the late 19<sup>th</sup> century, for buildings, in any of [sic] number of styles, in which emphasis in design is placed on functionalism, rationalism, and up-to-date methods of construction; in contrast with architectural styles based on historical precedents and traditional ways of building.”<sup>8</sup> In residential architecture, Modern design might encompass everything from high style, architect-designed houses to the ordinary, vernacular houses that often make up our subdivisions. Within the overall category are a number of specific styles.<sup>9</sup>

Pacific Northwest architectural historian Francis D.K. Ching refers to Modernism in general as, “A deliberate philosophical and practical estrangement from the past in the arts and literature occurring in the course of the 20<sup>th</sup> century and taking form in any of

<sup>8</sup> Cyril M. Harris, *American Architecture, An Illustrated Encyclopedia*. New York: W.W. Norton & Company, Inc. 1998:217.

<sup>9</sup> Contemporary houses such as the Phillips House which means contemporary to the post-war period

various innovative movements and styles.”<sup>10</sup> In Europe Modernism had strong roots in the International Style, which reached Spokane through architects Royal McClure, Bruce Walker, and Bill Trogdon, who studied with German Bauhaus architect Walter Gropius at Harvard University. An example of an International Style building in Spokane is the 1949 Studio Apartments by architects McClure & Adkison.<sup>11</sup> Specific areas in the US developed regionally based modernist expressions, such as the American Southwest and the Pacific Northwest, where the use of regional materials was a particularly strong influence, such as adobe in the Southwest and wood in the Pacific Northwest.



**Wells House by Warren Heylman, 1955**

Modern architectural styles found in Spokane seen in residential design include Brutalism, Contemporary, Populux and Googie, Neo-Expressionism (a number of Heylman’s commercial buildings reflect this style), New Formalism, Pavilion, Ranch, Shed, and Wrightian (Heylman’s Norman and Dorothy Wells House is designed in the Wrightian style).<sup>12</sup> Modern design in Spokane is discussed in the historic context for Spokane’s mid-20<sup>th</sup> century architectural survey in terms of modern values.<sup>13</sup> These

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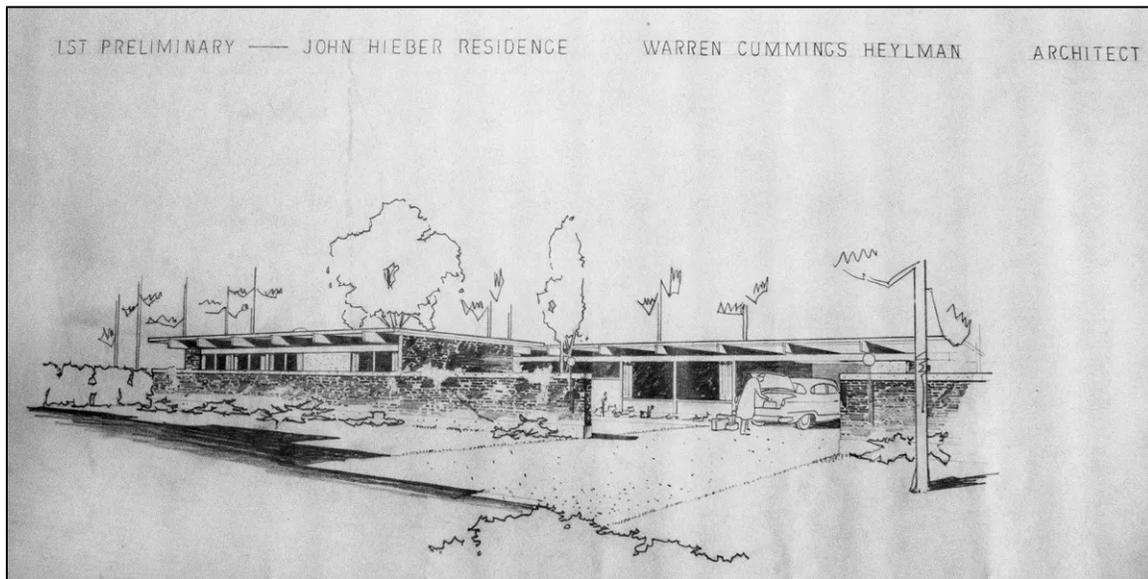
<sup>10</sup> Francis D.K., Ching, *A Visual Dictionary of Architecture, Second Edition*. John Wiley & Sons, Inc., 2012:139.

<sup>11</sup> Diana Painter and Aaron Bragg, *Spokane Mid-20<sup>th</sup> Century Architectural Survey Report, City of Spokane Mid-20<sup>th</sup> Century Modern Context Statement and Inventory*. Spokane, WA: City of Spokane, August 2013:21.

<sup>12</sup> Explanations and examples of these styles can be found in Diana Painter and Aaron Bragg’s . *Spokane Mid-20<sup>th</sup> Century Architectural Survey Report, City of Spokane Mid-20<sup>th</sup> Century Modern Context Statement and Inventory*. Spokane, WA: City of Spokane, August 2013.

<sup>13</sup> Painter and Bragg, *Spokane Mid-20<sup>th</sup> Century Architectural Survey Report*.

include the importance of the three-dimensional arrangement of forms as part of the architectural expression; the importance of two-dimensional composition, which is often asymmetrical; and the use of pattern, texture, color, reflectivity, and other visual aspects of building materials in place of traditional decorative features. Modern design characteristics that are often found in residential design, regardless of the specific style, include open floor plans; an attempt to “bring the outdoors in;” a generous use of glass; the use of natural materials and finishes or alternatively, new materials; and a strong connection to the landscape.



**The John Hieber House by Warren Heylman (no longer extant), rendering**

### **The Contemporary style**

Contemporary style houses were often architect-designed and placed an emphasis on formal geometric design. The following describes the style as it occurred in Spokane, adapted from the *City of Spokane Mid-20<sup>th</sup> Century Modern Context Statement and Inventory* by Diana Painter and Aaron Bragg:

“Contemporary” is a style name adopted in the post-war era for Modern, high-style houses. As an illustration of the use of the term, a *Spokesman-Review* article published on August 27, 1950 about the Meenach development homes by McClure & Adkison – including the Thomas J. Meenach Jr. house, entitled “‘Contemporary’ Homes Bring Modern Ideas to Spokane.” In the article Spokane architect Royal McClure offered the statement that these homes are “built in the spirit of today, the age of expression.” Contemporary houses offer few traditional stylistic features or details, relying instead on overall form and simple Modern details to convey their style. Materials can also play an important role, where their color and texture lend a richness and complement the composition of the building

façades. Contemporary houses were often designed by architects, in contrast to the more common Ranch-style homes of the era, which were the building blocks of post-war neighborhoods. Contemporary roofs typically have a low pitch and may include gable, shed, or flat roofs, or more expressionistic roof forms. Common characteristics include an emphasis on asymmetrical, two and three-dimensional compositions and expanses of glass, contrasted with clerestories above solid walls where privacy was important. Features of the Contemporary house that were shared by the Ranch-style house include an open floor plan, an orientation toward the rear yard, rather than front yard or street, and the use of windows, courtyards, and other devices to “bring the outdoors in.” The use of natural materials such as stained wood, brick, and stone is common. A post-and-beam house is a type of Contemporary house. This name reflects a construction method rather than a style per se, but it shares stylistic features with the Contemporary house. The open floor plan of the post-and-beam house required interior posts and beams for structural support. This left exterior walls free, which was expressed in extended beams supporting deep overhangs and expanses of glass to the eaves of the house. Post-and-beam houses are further characterized by low-pitched gable roofs; extensive use of wood, often with a vertical grain; and simple or rustic details.<sup>14</sup>

The difference between a traditional house and a Contemporary house is offered by eminent architectural historian Virginia Savage McAlester: “Earlier styles were generally defined by the types of decorative detail applied to their exteriors – on doors, windows, porch supports, wall surfaces, dormers, and roof-wall junctions. The Contemporary style rejects this approach and is instead more concerned with the spaces inside the house and the way in which each space relates to the outdoors.”<sup>15</sup> Additional treatments mentioned by McAlester and found in the Phillips House include the incorporation of a carport (rather than a garage), which lends a more open appearance (this was a favored treatment by Frank Lloyd Wright) and a low, broad, masonry chimney, also favored by Frank Lloyd Wright, and the prominence of the hearth at the center of the interior.<sup>16</sup>

Heylman’s commercial design work is more dynamic in form, even flamboyant, and is a contrast to his Contemporary residential design work, especially as seen in the Phillips House, and is categorized as New Expressionism. Michael Houser, architectural historian for the Washington State Department of Archaeology and Historic Preservation, uses the examples of the Liberty Lake Golf Clubhouse, the Whitman County Library, Cathedral Plaza, the Spokane County Social and Health Services Building, the Spokane International Airport, and the Parkade (note that the Parkade is actually a New Formalist building).

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<sup>14</sup> Painter and Bragg, *Spokane Mid-20<sup>th</sup> Century Architectural Survey Report*, 19.

<sup>15</sup> Virginia Savage McAlester, *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 2013:630.

<sup>16</sup> *Ibid.*

A good description of Heylman's commercial design vocabulary can be found in the Spokane Register of Historic Places nomination for the Riverview Falls residential tower:

Heylman uses his characteristic curves to define and articulate the building. His use of the curved line reaches back to his earlier and smaller buildings: the Liberty Lake Golf Course (1957) and Hangman Valley Golf Course (1960) clubhouses, and the Whitman County Library in Colfax (1960, NRHP). The Parkade, only five blocks east, also uses the curve but with a formal symmetry and in a Classical format. His linework in these Neo-Expressionist buildings is more playful, perhaps quirky and most definitely unique to Eastern Washington.<sup>17</sup>

This nomination of the Phillips House allows for recognition of Heylman's 'quieter' expression of his mid-20<sup>th</sup> century residential work, seen here for the first time in nomination form.

### **Architect Warren Heylman**

The Phillips House was designed by architect Warren Cummings Heylman. Heylman was born in Spokane on September 23, 1923 to William H. and Jane Heylman and attended Washington State College (now University). He was awarded an architectural engineering degree by the University of Kansas, where he was also enrolled in a V-12 Navy College Training Program, an officer's training program, in 1945. After receiving his degree he returned to Spokane, where he worked for architect G. A. Pehrson from 1945 to 1946, who was the architect for the Hanford Reservation and the Paulsen Medical and Dental Building in Spokane, among many others. He worked for the venerable architecture firm of Whitehouse & Price from 1946 to 1948, which "dominated architectural practice in the Inland Empire into the post-World War II period."<sup>18</sup> And he worked for John P. O'Neill from 1948 to 1950, who was Director of the Historic American Buildings Survey (HABS) in Washington DC in the 1930s.<sup>19</sup> He served as an officer in the Navy in World War II in 1945 and 1946 and then served again in the Navy in the Korean War from 1950 to 1952. He was discharged and returned to Spokane in 1952, where he immediately founded his eponymous firm of Warren Cummings Heylman & Associates.<sup>20</sup>

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<sup>17</sup> Jim Kolva (Jim Kolva Associates, LLC), *Spokane Register of Historic Places Nomination, Riverfalls Tower*, November 8, 2021:Section 8, page 2.

<sup>18</sup> The firm also designed the Hutton Settlement, a 300-acre children's home designed in the Tudor Revival style northeast of Spokane. Anna Harbine, "Hutton Settlement," *Spokane Historical*, <https://spokanehistorical.org/items/show/293>, accessed October 2025.

<sup>19</sup> Amy Gilley, "Women's Contributions to the Historic American Buildings Survey, 1933-1941," *CRM Journal*, Summer 2008:39-63

<sup>20</sup> Michael Houser, "Warren C. Heylman 1923-2022," *Washington State Department of Archaeology and Historic Preservation*, June 2010, <https://dahp.wa.gov/historic-preservation/research-and-technical-preservation-guidance/architect-biographies/bio-for-warren-c-heyрман>, accessed September 2025.



**Architect Warren Heylman in 1962**

Heylman is perhaps best known for his commercial buildings. Among them are the Spokane International Airport with William H. Trogdon (1965); The Parkade Parking Garage (1967), which is listed in the Spokane Register of Historic Places; the Riverfalls Tower apartment building (1973), which is listed in the Spokane Register; two country clubs, the Liberty Lake Golf Course Club House (1957) and the Hangman Valley Golf Course Club House (1969); and the controversial Spokane County Social and Health



**The Parkade Parking Garage, 1967**

Services Center (1977). In addition to Riverfalls Tower, he designed several apartment complexes and residential towers in Spokane, including Cathedral Plaza and the Lincoln Heights Garden Apartments, and an apartment tower complex, Capital Lake Towers, in Olympia. The design of the 1972 BNSF railroad bridge, known as the Latah Creek Bridge, was a departure for Heylman into another property type. His only building that is listed in the National Register of Historic Places is the Whitman County Library (1960) in Colfax, Washington, although the Parkade's nomination has been forwarded to the Keeper of the National Register from the Department of Archaeology and Historic Preservation and is expected to be listed shortly.

By his own count, Heylman also designed more than twenty single family houses.<sup>21</sup> The earliest house identified in the course of research was the 1950 Earl D. McCarthy house,

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<sup>21</sup> Nicholas Deshais, "Warren Heylman's architectural vision 'all over' Spokane," *The Spokesman-Review*, July 10, 2016.

close to Heylman's own residence on W. West Drive. His own family home was constructed in 1952. He continued to design houses throughout the mid-to-late 1960s, but his most prolific decade for house design was the 1950s. Interestingly, a duplicate of the Phillips House was constructed in 1955 in Lawrence, Kansas by the Zimmerman family, who used his plans to erect their own 'Phillips House,' which was evaluated and lauded for its historic significance, and listed as a local landmark in the Lawrence Register of Historic Places. The narrative read in part: "An outstanding example of contemporary architecture, this compact, steel post and beam two-story is the work of Warren Heylman, a noted Spokane, Wash.-based architect who designed the Spokane International Airport terminal and many other iconic examples of modernism in the Spokane area. Heylman's brother-in-law, Lee Zimmerman, owner of Zimmerman Steel in Lawrence, commissioned the house for his family."<sup>22</sup> Back in Spokane, architect and historic preservationist Glen Davis said of him that his early residential work was his finest and that the John G.F. Hieber home stood out.<sup>23</sup>

His residential designs often appeared in the local newspapers, the *Spokane Chronicle* and *The Spokesman-Review*. At least two articles were written by Heylman himself, with accompanying drawings and photos. Heylman wrote an article on the 1955 Dr. Harold Beaty home, illustrated with plans and a rendering, in 1955.<sup>24</sup> The Hollister House was published in *The Spokesman-Review* in September 1953.<sup>25</sup> Heylman's articles on the design of specific houses responded to some of the issues of the day and how he addressed them in his residential design work. The goal in the design of the Hollister house was to make an economic use of space for a young family on a sloping lot that they had already purchased, in a timely fashion: "Unity without monotony," utilizing a 4'-0" module and standard-sized building materials, was the way that Heylman proposed to achieve this with easy-to-maintain materials and finishes, as seen in the Phillips House.

The 1954 Edwin Wolfe House, with its careful siting to achieve a dramatic view of Mount Spokane, was published in the *Spokane Chronicle* in an article on the popularity of the Contemporary style: "Many architects and builders believe the contemporary-style house will become more popular than the ranch-style dwelling within a few years."<sup>26</sup> That the style was becoming increasingly popular in Spokane was evidenced by the planned development of 200 Contemporary and Ranch Style homes in a tract development in northwest Spokane called Westview. Architect Fred B. Pfeifer was presumably the designer for the Ranch Style homes and Heylman was the architect for the Contemporary homes.<sup>27</sup>

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<sup>22</sup> "By the numbers: Zimmerman House," *Lawrence Modern*, <https://lawrencemodern.com/bakers-dozen/zimmerman-house/>, accessed October 2024.

<sup>23</sup> Nicholas Dechais, "Midcentury Gone Missing," *The Spokesman-Review*, October 17, 2018:a1.

<sup>24</sup> Warren Cummings Heylman, "House on Cliff Gives a Sweeping View," *The Spokesman-Review*, November 6, 1955:16.

<sup>25</sup> Warren C. Heylman, "Two-Level House Is Answer to Family Space Problem," *Spokesman-Review* on September 27, 1953:52.

<sup>26</sup> "Modern Style Gains Favor," *Spokane Chronicle*, April 28, 1954:23.

<sup>27</sup> "\$3,150,000 in New Homes Scheduled," *Spokane Chronicle*, February 24, 1956:1.



**Zimmerman House by Warren Heylman, Lawrence, Kansas, 1955**



**Phillips House in 2018, before addition**

Heylman wrote about his own house in a 1953 article in *The Spokesman-Review* that was published with plans and a photograph. In the article he wrote about how he worked with the difficult site, a challenging budget, and how he thought about the unusual design. This article illustrates how many features in the Heylman house are also seen in the Phillips House. He noted that the plan was laid out in 4'-0" modules, ". . . . that is, all window frames, door openings, partition centers, etc., are on 4'-0" grid lines. Thus, the skeleton frame's structural members form a pattern inside and outside the house."<sup>28</sup> This allowed him to also utilize the standard dimensions for plywood and sheetrock, as is the case with the Phillips House, which he designed not long after his own home. The Heylman house also resembles the Phillips House in that the fireplace is at the heart of the home. The importance of this feature was a central tenet of Frank Lloyd Wright houses.<sup>29</sup> The arrangement of the rooms, with the bedrooms on the second floor above the open living area, accessed off a balcony hall, is also seen in the Phillips House. The interior color scheme, which reflects the materials used, is also repeated in the Phillips House: "Structural members are stained black, designating strength, shingled surfaces outside are stained a light gray, and interior walls which are plasterboard, are painted bone white. All interior woodwork is finished in its natural color and waxed."<sup>30</sup>

Heylman's residential and other work was also publicized beyond the local papers. The John G.F. Hieber home (no longer extant) appeared on the cover of *Masonry Building* magazine in 1957.<sup>31</sup> This house, designed for Heylman's colleague John Hieber, was also published in *Sunset* magazine, *Pacific Builder*, and featured in the *Los Angeles Times*.<sup>32</sup> Hieber built The Parkade garage with a consortium of local business owners, which is credited with helping to implement Spokane's urban renewal program in the 1960s.<sup>33</sup> Heylman also worked for Hieber on the rehabilitation of the Bennett Block, which is listed in the Spokane Register of Historic Places and is across the street from The Parkade. *Architecture/West*, a regional magazine, published the 1965 Robert Kramer residence in Mohler, Washington and the Blair Residence of the same year in Liberty Lake, Washington. The 1954 Norman and Dorothy Wells house and the 1959 Paul and Martha True house in Spokane were featured in the *City of Spokane Mid-20<sup>th</sup> Century Modern Context Statement and Inventory* in 2013, which also profiled Heylman. The *Spokesman-Review* also printed a major piece on the Wrightian Norman and Dorothy Wells House in 2013, the year it was featured in the Northwest Museum of Arts and Culture's annual Mother's Day tour.<sup>34</sup> The True home was also featured in a 2013 *Spokesman-Review* article covering the opening of a mid-century modern architectural design exhibit at the Museum of Arts and Culture.<sup>35</sup>

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<sup>28</sup> Warren Cummings Heylman, "Smart home on a hillside," *The Spokesman-Review*, April 19, 1953:105.

<sup>29</sup> Frank Lloyd Wright, *The Natural House*, New York, NY: Horizon Press, 1954.

<sup>30</sup> Heylman, "Smart home on a hillside," 105.

<sup>31</sup> See also Dechais, "Midcentury Gone Missing," a1.

<sup>32</sup> "Magazine Shows Home on Arthur," *Spokane Chronicle*, April 19, 1957:3. Dechais, "Midcentury Gone Missing," a1.

<sup>33</sup> "The Gala Garage," *AIA Journal*, August 1968, pp. 71-78. J. William F. Youngs, *The Fair and the Falls*. Cheney, WA: Eastern Washington University Press, 1996:153-155.

<sup>34</sup> "Architect pleased with home's owners," *The Spokesman-Review*, May 9, 2013:S1.

<sup>35</sup> "Modernism at the MAC," *The Spokesman-Review*, March 3, 2013:d1.

Heylman formed a partnership with his daughter, architect Ann Heylman Martin, which lasted 35 years.<sup>36</sup> Their office of Heylman Martin Architects was in Heylman's Parkade building. Heylman himself practiced architecture in Spokane for forty years, officially retiring from his firm in 1984. He had become a member of the American Institute of Architects (AIA) in 1954 and was elected a Fellow of the organization (FAIA) in 1983.<sup>37</sup> He was elected president of the Spokane chapter of the AIA in 1982. Over the years, he was awarded six AIA Spokane Chapter honor awards and received a national Concrete Institute Award for the Parkade.<sup>38</sup> His work was also featured in a *Spokesman-Review* article published on the occasion of winning a legacy award from the Spokane Preservation Advocates in 2018, the year of his 95<sup>th</sup> birthday. He was also active in a variety of community and civic affairs including the Spokane Allied Arts Commission. He died on August 19, 2022 at the age of 98, leaving behind an impressive and lasting legacy of both commercial and residential design in his native city.<sup>39</sup>

### **STATEMENT OF SIGNIFICANCE**

The 1955 Phillips House at 611 S. Montavilla Drive is significant and eligible for listing in the Spokane Register of Historic Places under Category C in the area of design, for possessing high artistic values and for representing the work of a master. The period of significance is 1955, coinciding with the construction date of the house. Designed by prominent Spokane architect Warren Cummings Heylman, this nomination offers an opportunity to see his lesser known but equally unique residential work, whereas his commercial and institutional work, such as The Parkade Parking Garage and the Spokane County Social and Health Services Building, are more widely known and visible in the Spokane cityscape. The Contemporary style of the house was popular in the mid-20<sup>th</sup> century, but not as commonly found, unlike its Modern counterpart, as the Ranch Style house. It was also typically an architect-designed house. The Phillips House exemplifies Heylman's design concerns, especially his considerations for and working methods with young mid-century families investing in their first residence. The Phillips House reflects Heylman's design philosophy, developed in conjunction with designing his own house, a valuable aspect of this house. The house has excellent design integrity, displaying the typical characteristics of the day, like a concern with site design and employing natural materials, while reflecting Heylman's unique vision for the Phillips family.

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<sup>36</sup> Kip Hill, "Warren Heylman, architect behind Parkade, airport and other iconic Spokane designs, dies at 98," *The Spokesman-Review*, August 18, 2022.

<sup>37</sup> "Warren Cummings Heylman," *The AIA Historical Directory of American Architects Home*, <https://aiahistoricaldirectory.atlassian.net/wiki/spaces/AHDAA/pages/35713952/ahd1019635>, accessed October 2025.

<sup>38</sup> Jim Kolva (Jim Kolva Associates, LLC), *Spokane Register of Historic Places Nomination, Parkade Parking Garage*, October 18, 2023:Section 8, page 28.

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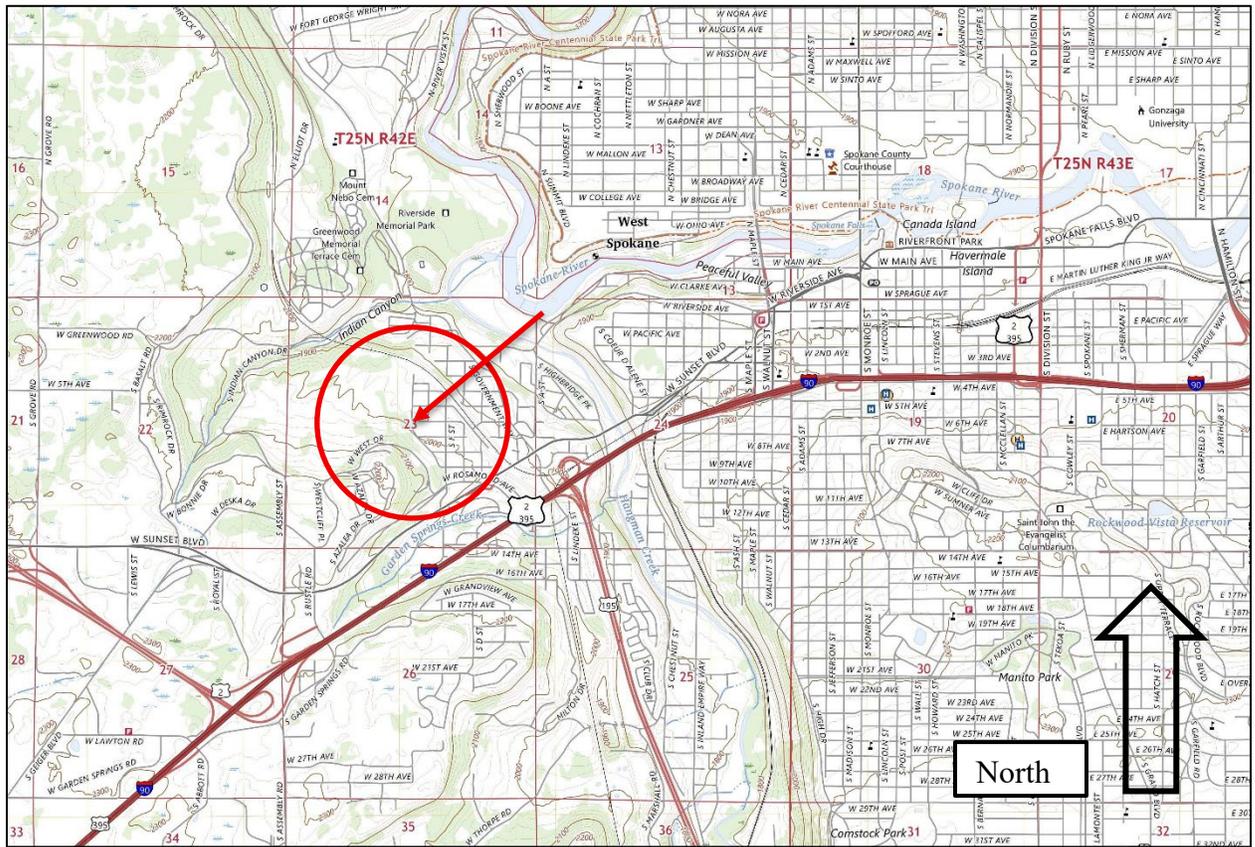
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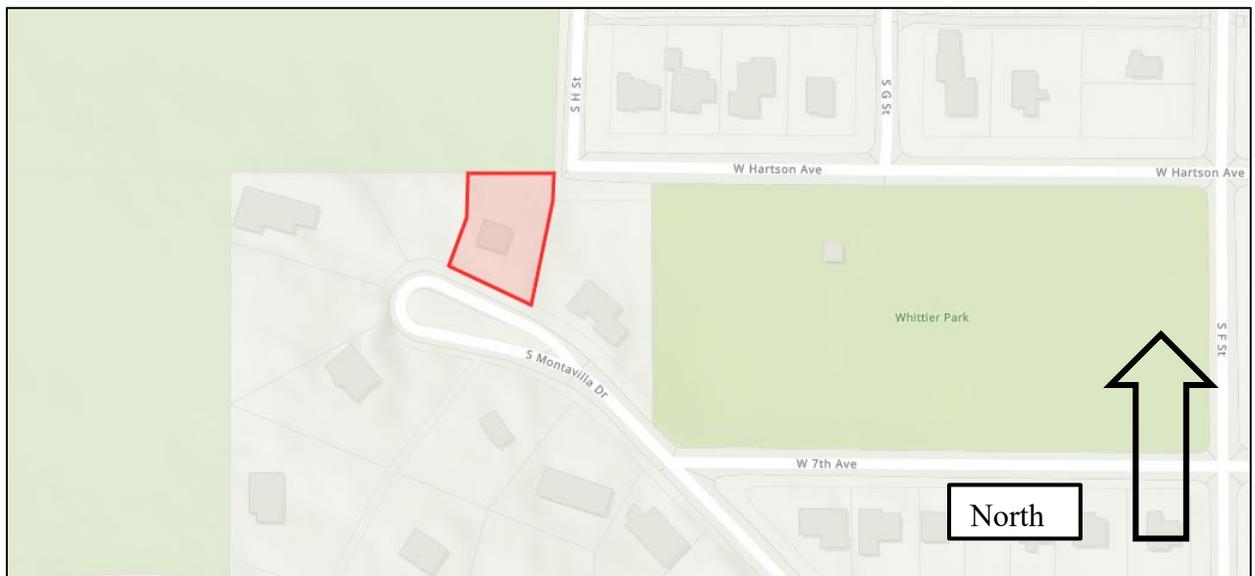
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Figure 1: Site location map, Spokane NW 7.5 minute quadrangle



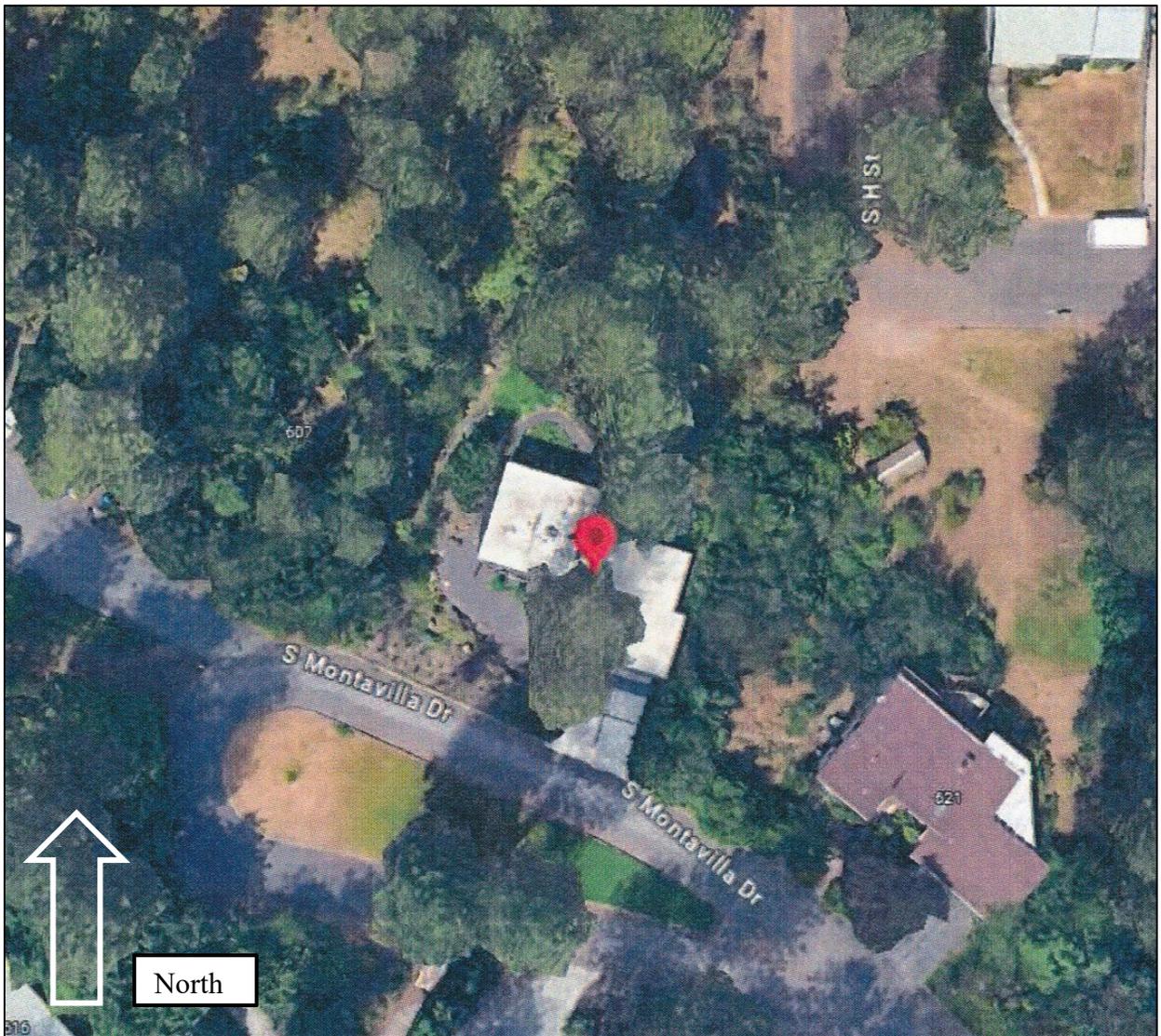
Source: USGS Topographical Maps

**Figure 2: Site parcel map**



*Source: Spokane County Assessor*

**Figure 3: Aerial site plan**



Source: Google maps

Figure 4: .Site plan showing 2015 addition

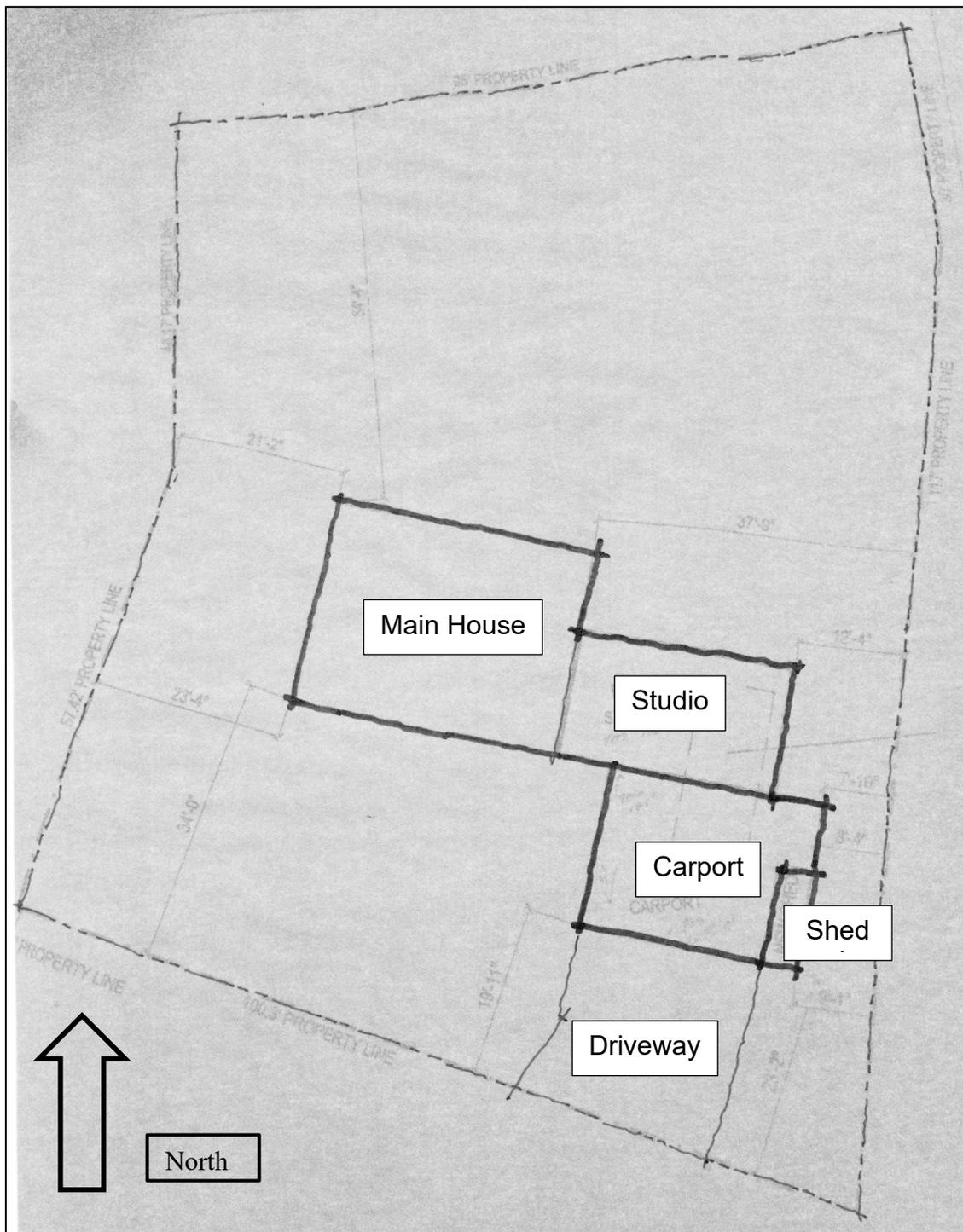
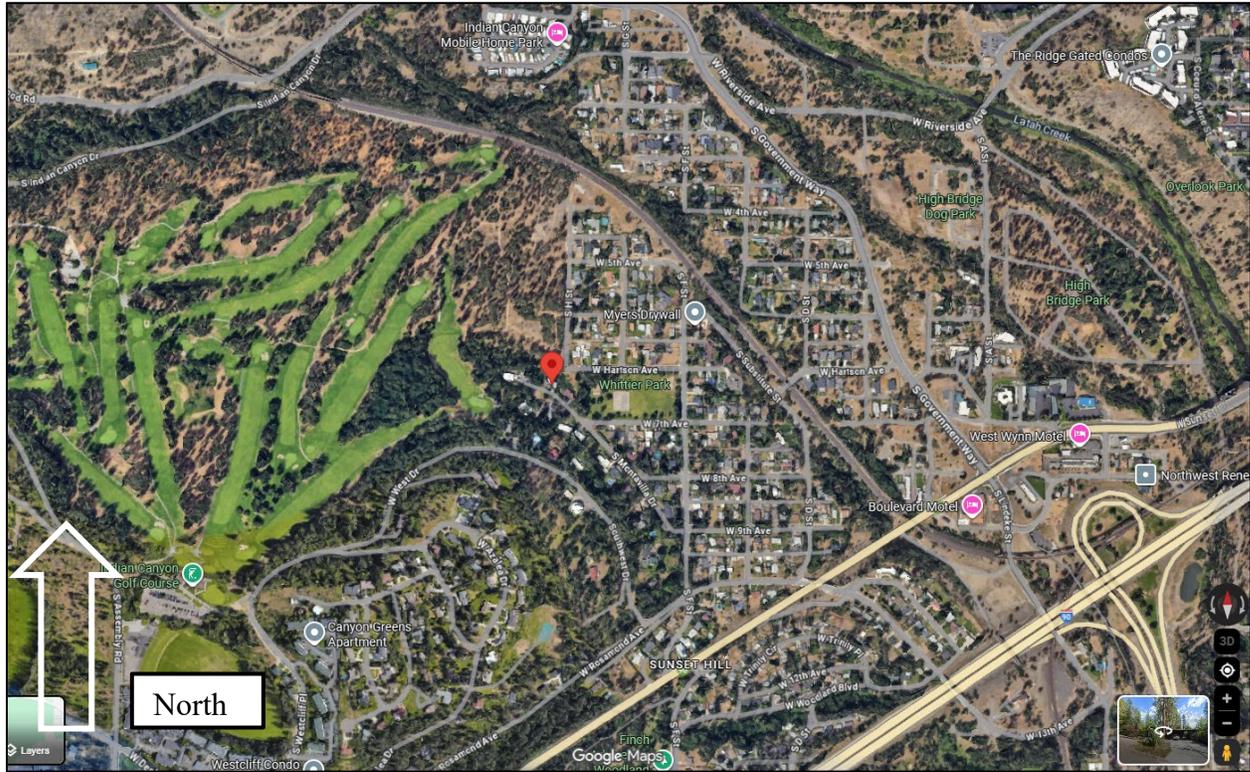
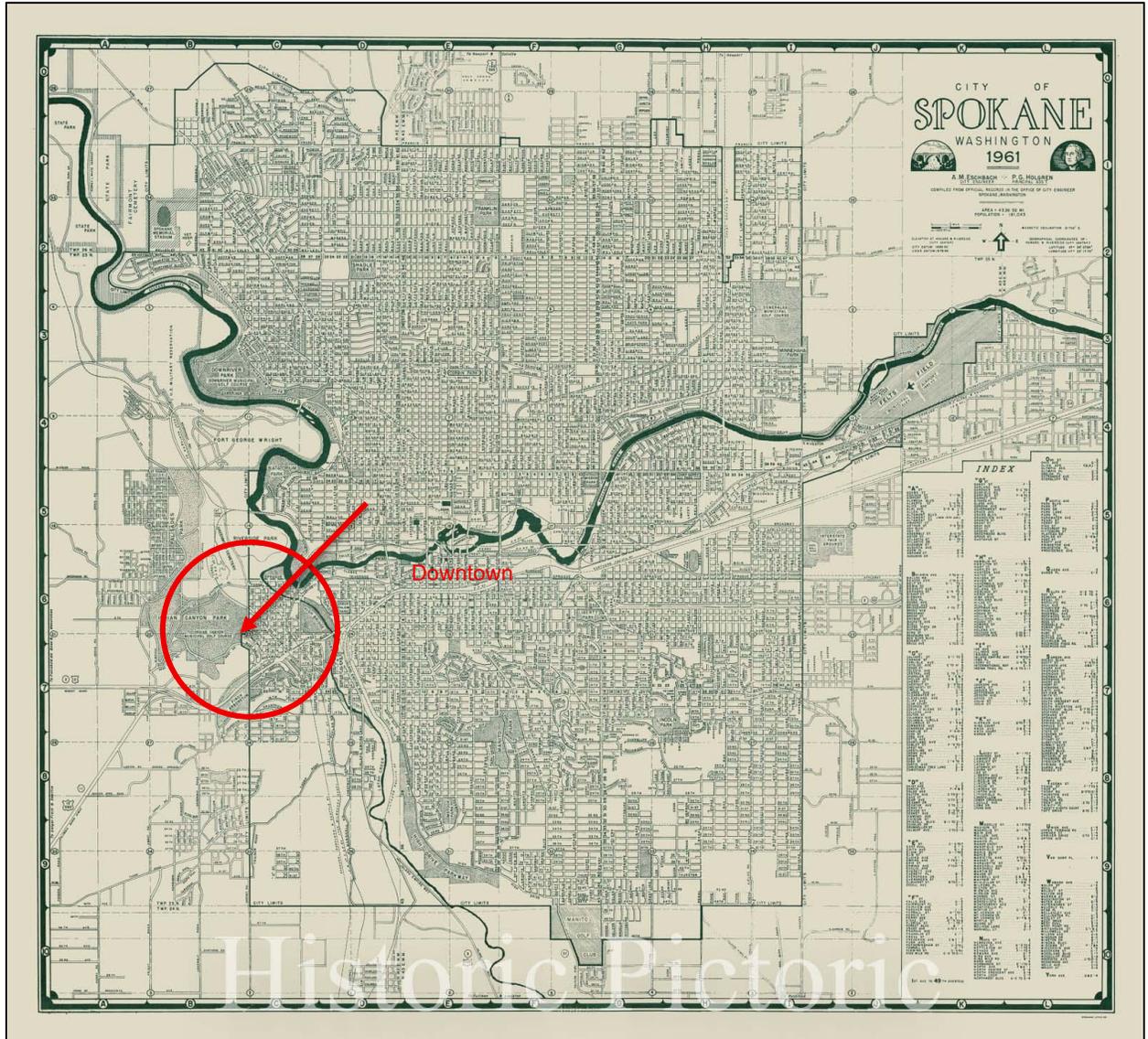


Figure 5: Neighborhood context



Source: Google maps

Figure 6: Map of Spokane in 1961, showing location of Phillips House



Source: Eschbach & Holgren, Spokane

**Figure 7: Phillips family and Phillips House construction photo, 1955**



*Source: Phillips family*

**Figure 8: Warren Heylman and Phillips House construction photo, 1955**



*Source: Phillips family*

**Figure 9: Jack Phillips, no date**



*Source: Phillips family*

**Figure 10: Phillips House post-construction photo, 1956**



*Source: Phillips family*

**Figure 11: Photo showing rear deck of Phillips House, 1958**



*Source: Phillips family*

**Figure 12:** Photo showing Phillips House prior to addition, 2018



*Source: Phillips family*

**Figure 13:** Photo showing Phillips House prior to renovation, 2018



*Source: Phillips family*

**Figure 14: Contemporary house, Foltz House in Spokane, 1958**



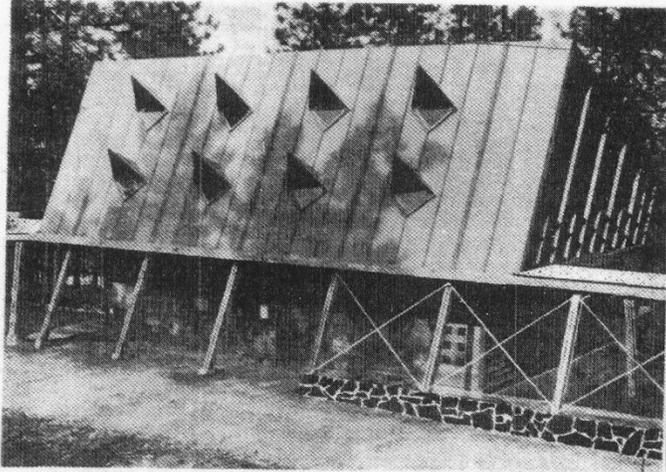
*Source: City of Spokane Historic Preservation Office*

**Figure 15: Portrait of Warren Heylman, 1962**



*Source: The Spokesman-Review*

Figure 16: Heylman House by Warren Heylman, 1953



**Smart home on a hillside**  
 By Warren Cummings Heylman  
 Spokane Architect

**W**ERE still painting the car shelter and yard work aren't completed but the big job is done. We're in our new home. It's a small house, only 28'x32' on the main floor. Our goal was to create a sturdy, livable home with the greatest amount of "space" on a limited budget. I say "space" instead of area because I believe "space" or volume within an enclosure is as important as the amount of floor area.

We bought our lot several years ago, so I had the site with its many limitations well in mind before the design process began. The plot was a difficult one at best. It lies below West Drive, a road bordering Indian Canyon golf course. An old railroad grade, long abandoned, stretched across the upper part of the lot running east and west. This was the only level ground on the lot. To the north the grade drops off some 30 feet and to the south it climbs half that distance to West Drive. Tall pines and black rock outcroppings cover the hillside.

Our design problems were twofold. We had a limited budget and wished to get the greatest amount of "space" possible for the investment. Secondly the house site is most often viewed from a level about one and one-half story heights above the main floor line.

The resultant structure was conceived and executed as a solution by the design profession based upon two fundamental theories. 1) The most economical cubage in conventional house construction is the "space" normally occupied by the attic, therefore, if a method could be devised to utilize this cubage without greatly increasing it, or necessitating the

employment of costly dormers, space could be gained at a low cost. 2) The most important single element in a structure viewed from above is the roof, therefore, the roof must be made the dominant design feature.

The photograph shows my solution in glass, metal, and wood. Sketched on the photograph is the covered passageway to the east and car shelter to the west. When completed the house composition will consist of a strong horizontal plane formed by the carport and covered by passageway in-

**Left: This is the author's new home at 3620 West Drive (near Indian Canyon golf course). Landscaping and roof extension plans have been drawn in. Below: The floor and elevation plans.**

was done to achieve unity in the house and also eliminate the many half filled paint cans left when many colors are used. Structural members are stained black designating strength, stungled surfaces outside are stained a light gray, and interior walls which are plasterboard are painted bone white. All interior woodwork is finished in its natural color and waxed.

The home reflects a philosophy of design, for each line on the plans and each nail in the house there is a reason. It is logical.

grid lines. Thus, the skeleton frame's structural members form a pattern, inside and outside the house. The modular system adapts itself to the efficient use of standard 4'x8' sheets of plywood and plasterboard.

The main floor is void of all unnecessary doors and partitions. Areas are arranged around the centrally located fireplace which is open through to both living room and family area. Circulation radiates from the entry hall vertically to the basement workshop and balcony bedrooms, horizontally to the living room and family area. The basement is devoted to our pottery, sculpturing and woodworking shop. The bed-

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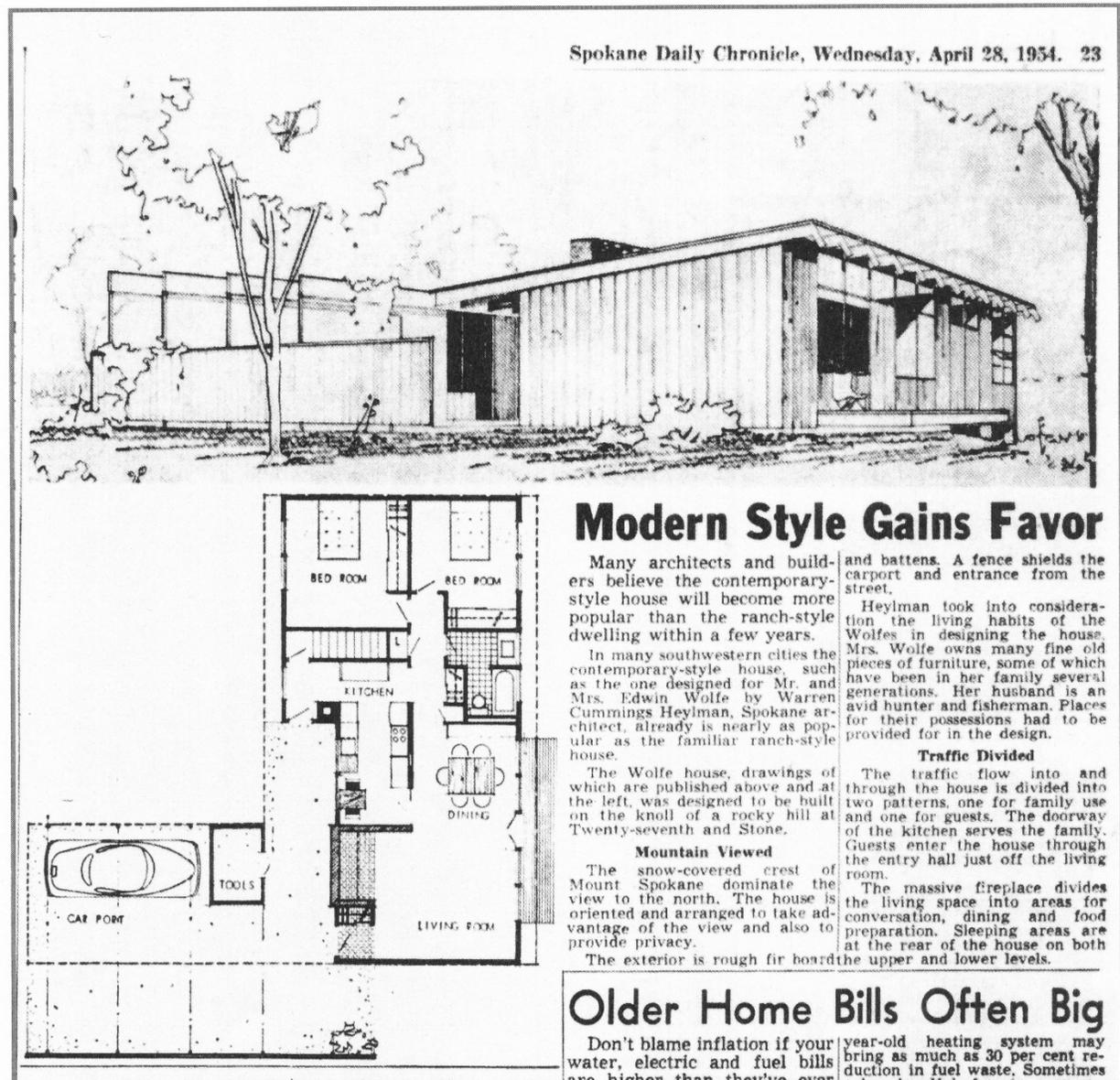
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Source: The Spokesman-Review

Figure 17: Wolfe House by Warren Heylman, 1954



Source: Spokane Chronicle

**Figure 18: Wells House by Warren Heylman, 1955**



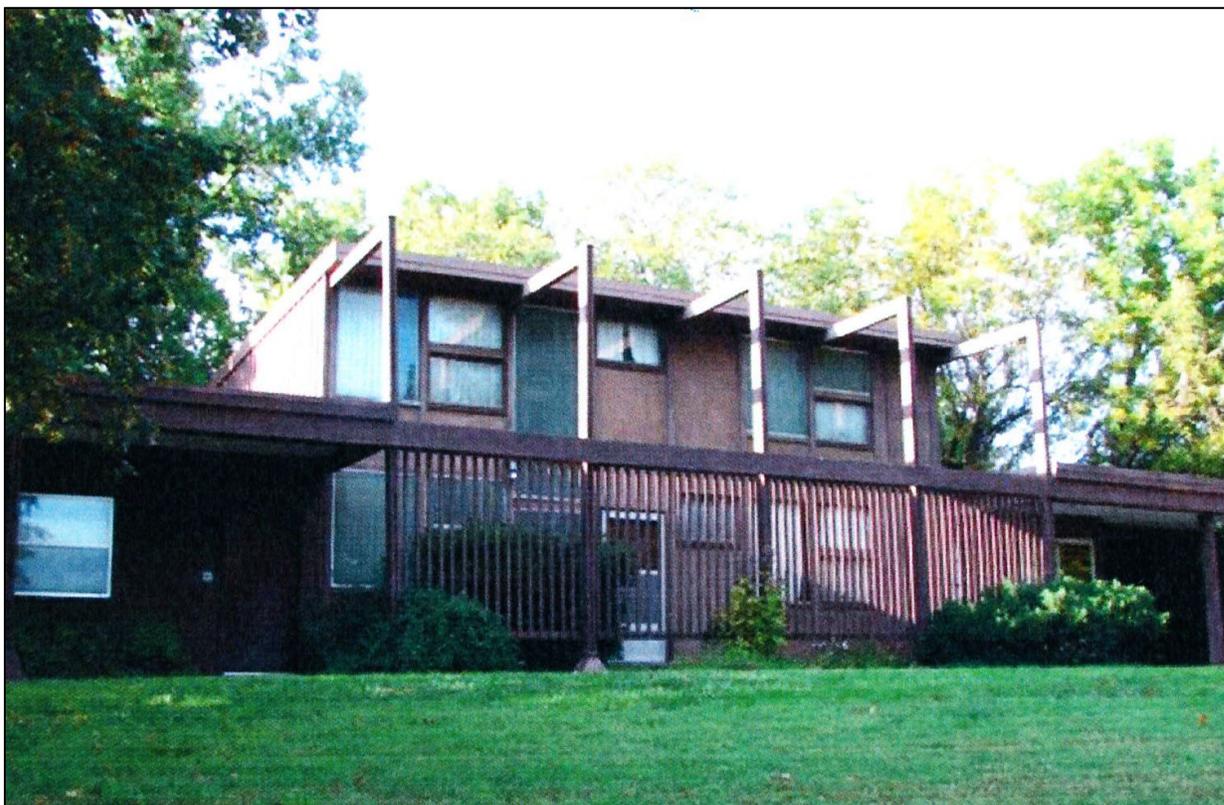
*Source: The Spokesman-Review*

**Figure 19: Hieber House by Warren Heylman, 1956 (no longer extant)**



*Source: Washington Department of Archaeology & Historic Preservation*

**Figure 20: Zimmerman House by Warren Heylman, Lawrence, Kansas**



*Source: Lawrence Modern*

**Figure 21: Liberty Lake Golf Course Clubhouse by Warren Heylman, 1959**



*Source: The Spokesman-Review*

**Figure 22: Whitman County Library by Warren Heylman, 1960**



*Source: Washington Department of Archaeology & Historic Preservation*

**Figure 23: Spokane Airport Terminal by Warren Heylman & William Trogdon, 1960**



*Source: Washington Department of Archaeology & Historic Preservation*

**Figure 24: The Parkade by Warren Heylman, 1967**



*Source: City of Spokane Historic Preservation Office*

**Figure 25: Illustration of The Parkade by Warren Heylman, 1967**



*Source: AIA Journal, August 1968*

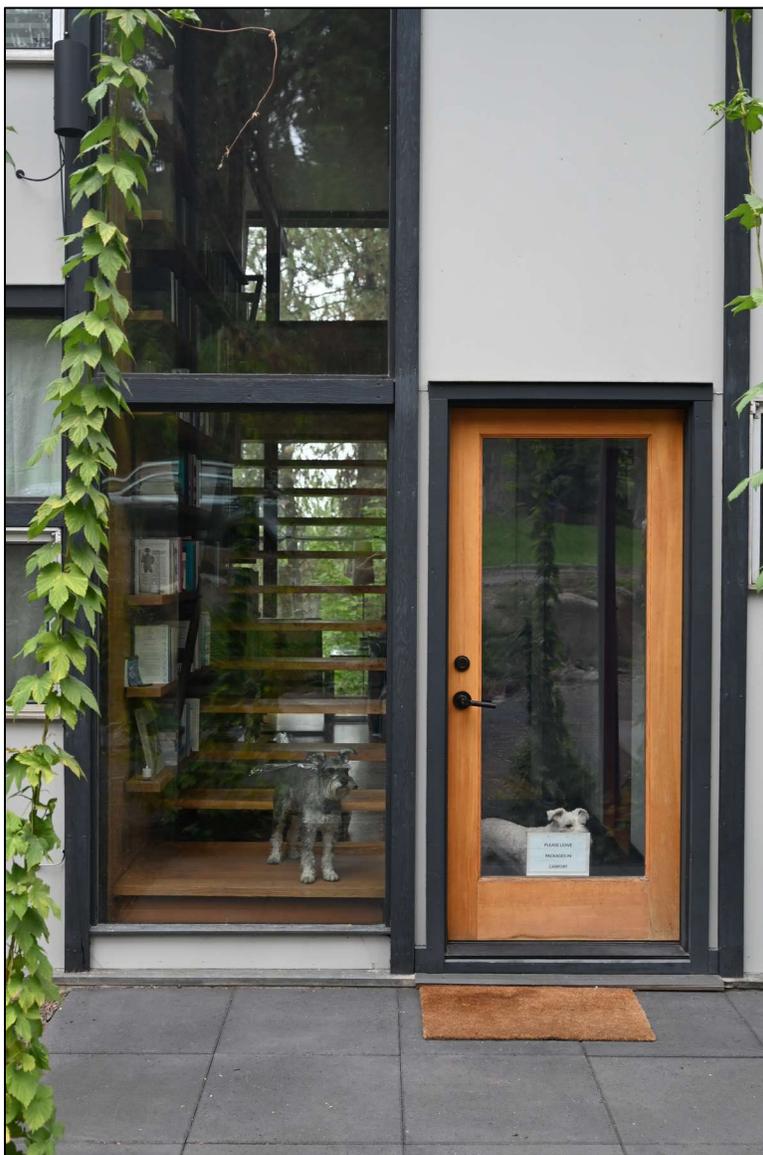
**Photo 1 of 19:** Front (south) façade, looking north



**Photo 2 of 19:** Front (south) façade of main house, looking north



**Photo 3 of 19:** Main entry, looking north



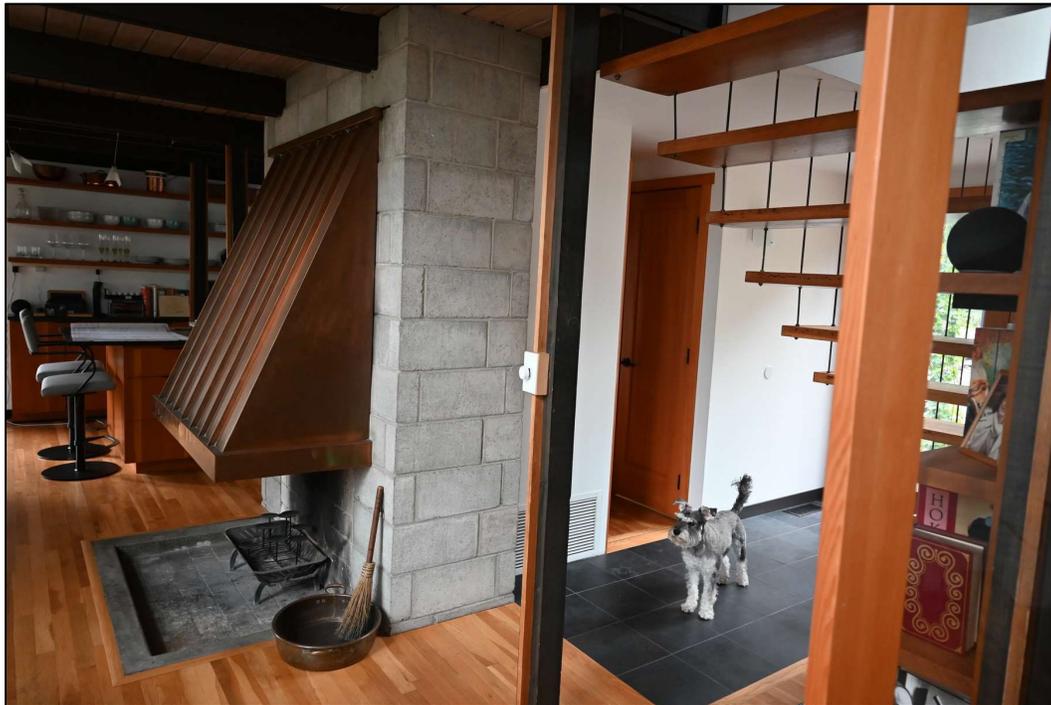
**Photo 4 of 19:** Rear (north) façade of main house, looking south



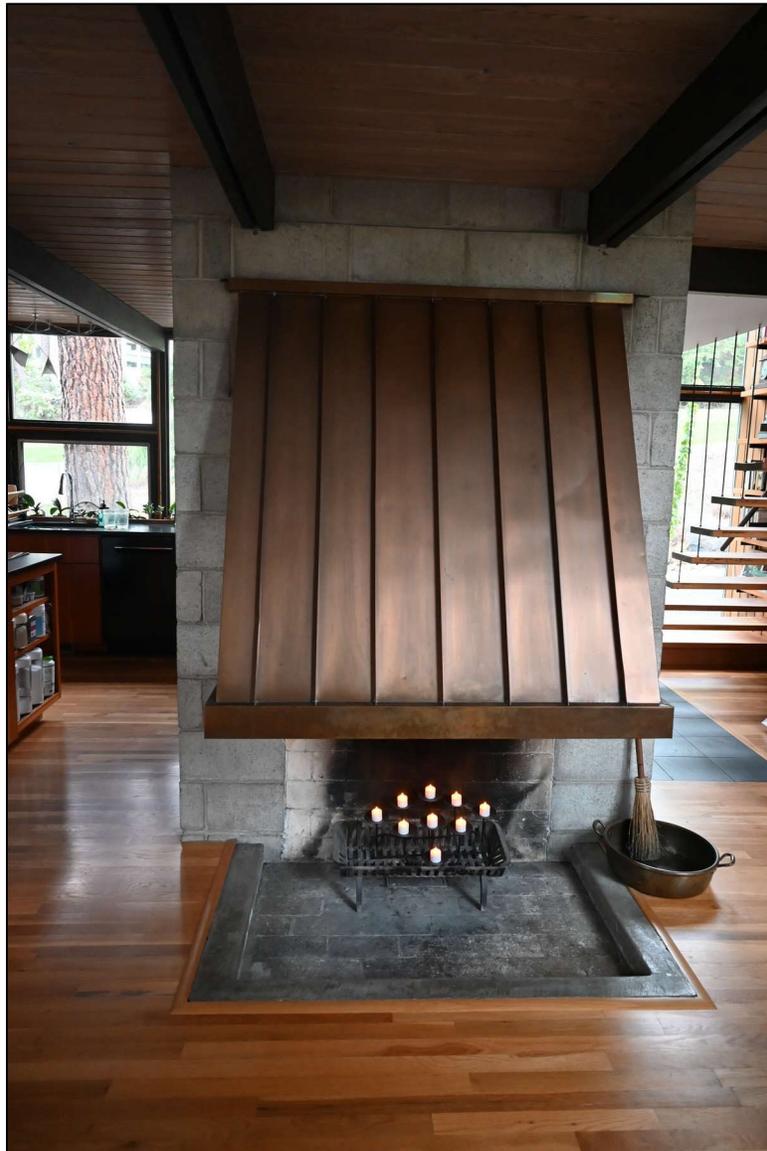
**Photo 5 of 19:** Rear (north) façade of studio, looking south



**Photo 6 of 19:** Main entry, stairway on right, fireplace on left



**Photo 7 of 19:** Main hearth, looking south



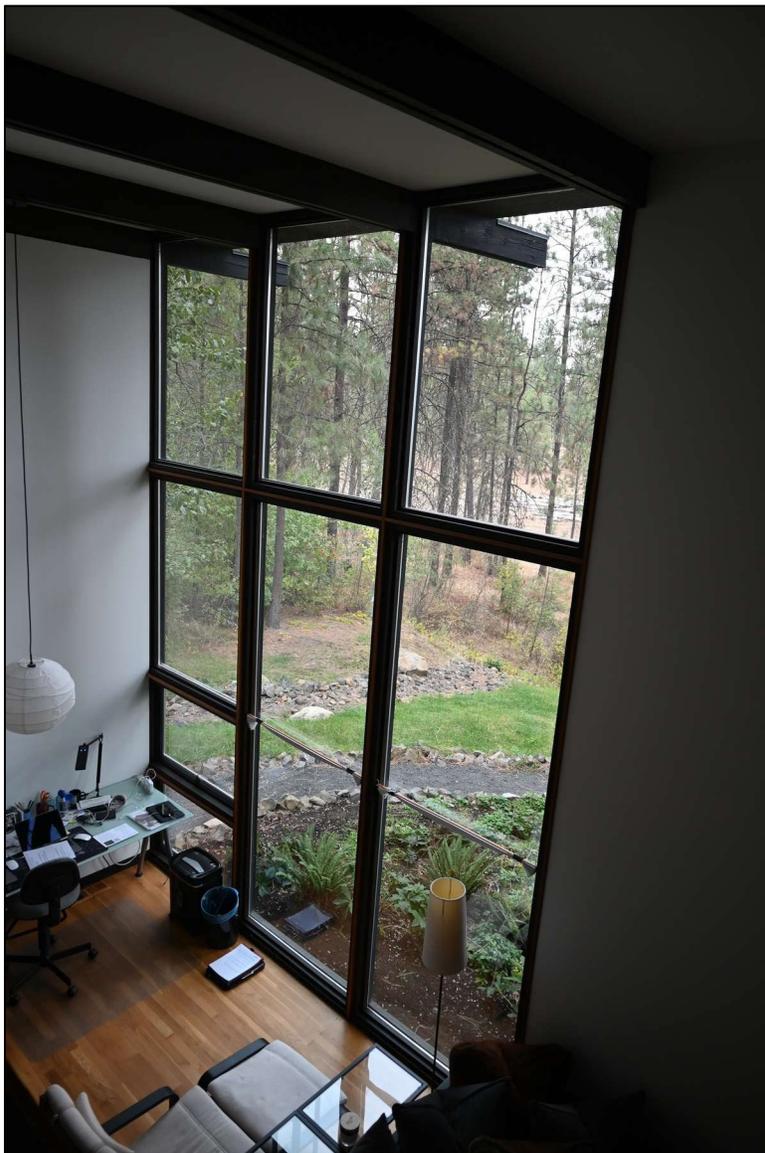
**Photo 8 of 19:** Main floor, looking west toward dining room



**Photo 9 of 19:** Open shelving in kitchen on west wall



**Photo 10 of 19:** Main window wall, viewed from upstairs, looking northwest



**Photo 11 of 19:** Looking northwest from master bedroom



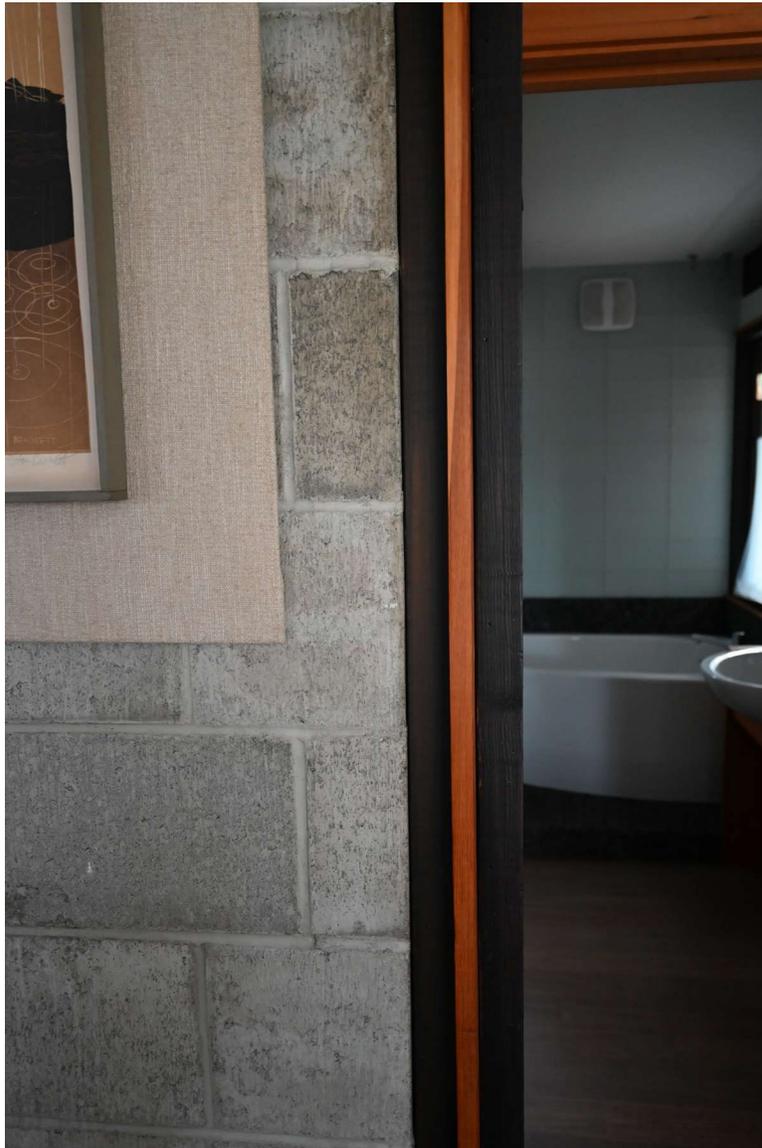
**Photo 12 of 19:** Looking northeast toward master bedroom



**Photo 13 of 19:** Looking south from master bedroom



**Photo 14 of 19:** Typical column detail, upper level, bathroom on right



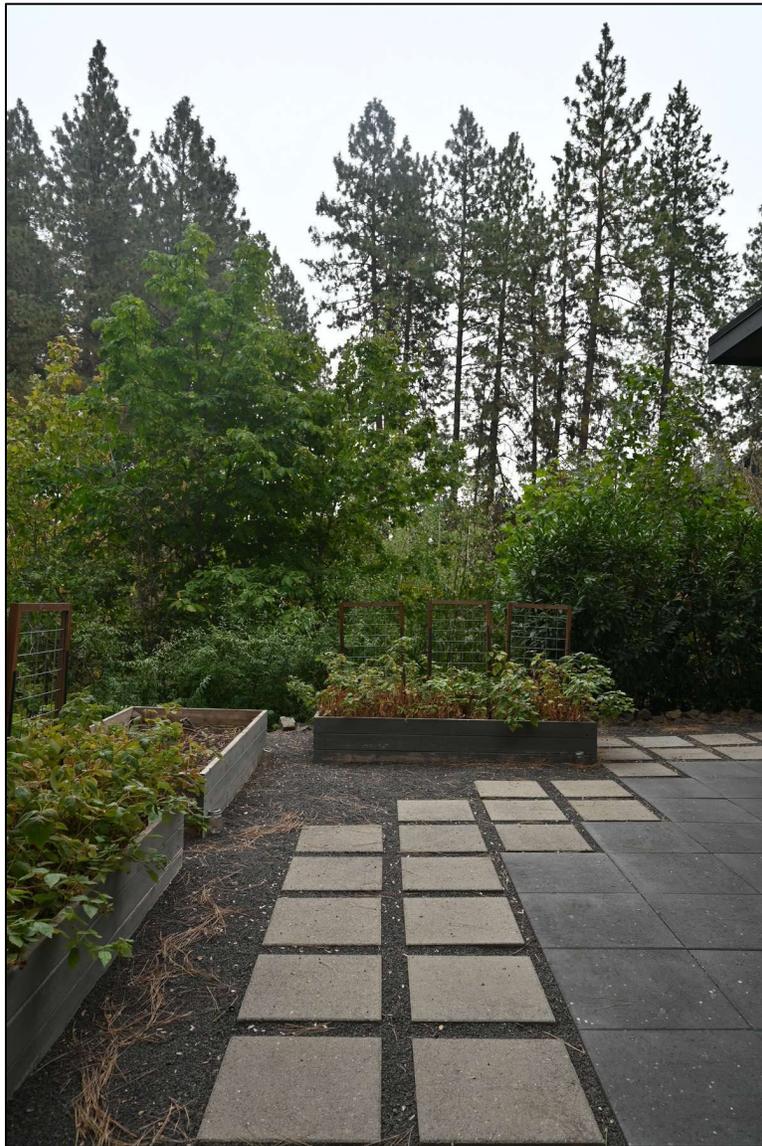
**Photo 15 of 19:** Studio, looking northeast, back yard on left



**Photo 16 of 19:** Focal arrangement in front entry yard, looking south



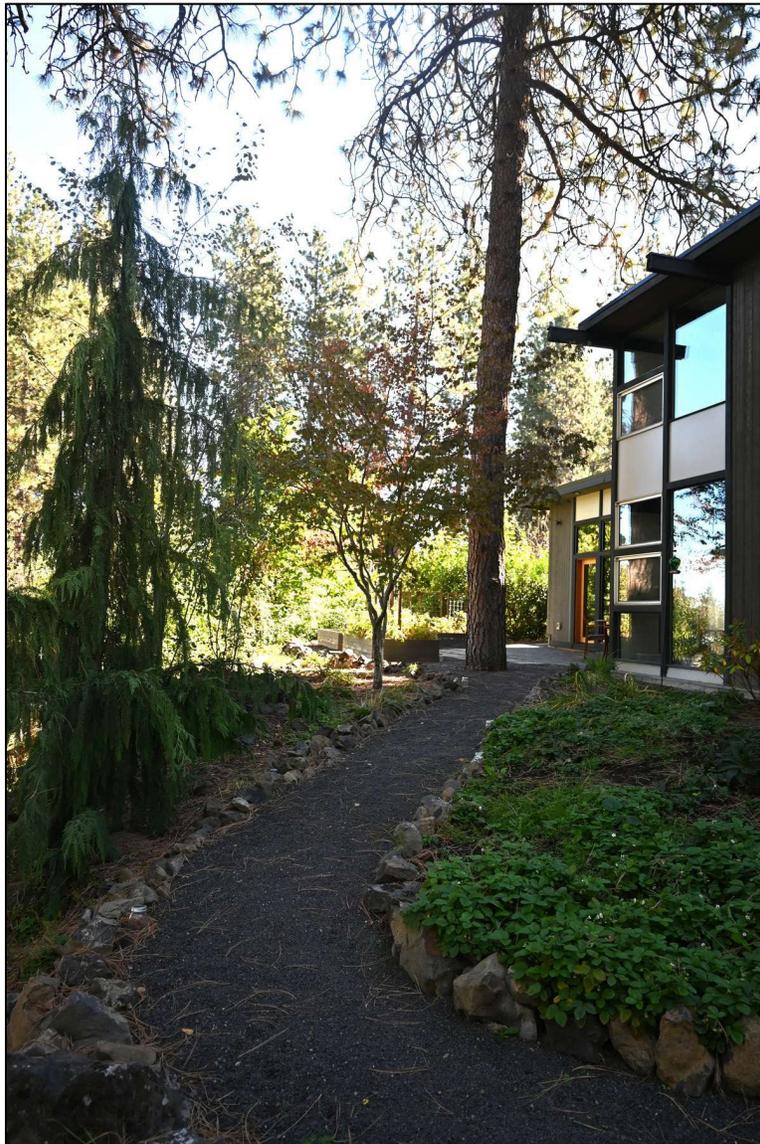
**Photo 17 of 19:** Rear yard, looking west



**Photo 18 of 19:** Rear yard patio, looking east



**Photo 19 of 19:** Rear yard, looking west



**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 12/08/2025**Committee Agenda type:** Discussion**Date Rec'd**

11/25/2025

**Clerk's File #**

OPR 2026-0005

**Cross Ref #****Project #****Council Meeting Date:** 01/26/2026**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)**

BWILKERSON

**Sponsoring at Administrators Request**

NO

**Lease?** NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

ISAAC &amp; TILLIE BAUM HOUSE NOMINATION TO THE REGISTER OF HISTORIC

**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. The Baum House was constructed in 1889 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)**

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 Baum House (1830 W. Pacific Ave.) was constructed in 1889 and has been found to meet the criteria set forth for such designation, and a management agreement has been signed by the owner.

**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

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	N/A
<b>Funding Source Type</b>	Select
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	
<b>Dept Head</b>	DUVALL, MEGAN
<b>Division Director</b>	MACDONALD, STEVEN
<b>Accounting Manager</b>	ZOLLINGER, NICHOLAS
<b>Legal</b>	HARRINGTON,
<b>For the Mayor</b>	PICCOLO, MIKE
<b>Distribution List</b>	
	lcamporeale@spokanecity.org
mduvall@spokanecity.org	

# Findings of Fact and Decision for Council Review

## Nomination to the Spokane Register of Historic Places

### Isaac & Tillie Baum House – 1830 W Pacific 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 1889; the Isaac & Tillie Baum 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 1889 Isaac and Tillie Baum House at 1830 W. Pacific Avenue is significant and eligible for listing in the Spokane Register of Historic Places under Category A in the area of Ethnic Heritage, European, for its association with the first group of Jewish immigrants who settled in Spokane in the mid-1880s and whose roots were in Germany (Isaac Baum was from Germany, as was Tillie's family). Tillie Baum, the daughter of Solomon Oppenheimer and sister of Simon Oppenheimer, along with her sister Mrs. Ben Sheeline, are said to be the first Jewish women to settle in Spokane.
  - The house is also significant under Category B, for its association with Tillie Oppenheimer Baum, a leader in the Jewish community who developed the luxurious 1909 Avenida Apartments, a 14-unit building designed by the highly regarded architect W.W. Hyslop, which is individually listed in the Spokane Register of Historic Places. Mrs. Baum was among the Jewish settlers who founded the Temple Emanu-El, Washington State's first Jewish synagogue, and served as president and vice president of Sorosis, the first women's club in Spokane. She was also active and served on the boards of several other civic organizations, including the Council of Jewish Women.
  - The Baum House was designed by prominent Spokane architect Herman Preusse and constructed in 1889. The Baum House has a largely rectangular footprint and complex roof with a north-south ridgeline and multiple dormers with an enclosed gable on the front and clipped gable on the back. The wood-frame building is clad in relatively narrow clapboard siding with coursed and fishscale shingles within the gable front, a composition shingle roof, and a rubble stone foundation. Character-defining features include the narrow, closed eaves; one-over-one-light, double-hung windows with simple surrounds and a crown molding; and the use of applied vertical boards or stickwork which, in this case, further emphasizes the windows. Additional typical qualities of the Stick Style home include the steep roof pitches and the use of bay windows, in this case both canted and square bays.
  
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 integrity in original location, design, materials, workmanship, and association, the Baum 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 on November 19, 2025 that the Isaac & Tillie Baum House is eligible for listing on the Spokane Register under Category A for ethnic heritage, European its association with the first group of German Jewish immigrants who settled in Spokane in the mid-1880s, B for its association with Tillie Oppenheimer Baum, a leader in the early Jewish community in Spokane.**

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:

**BROWNES ADD ALL L7& W1/2 OF L8 B10**

Parcel Number(s) **25241.0906 (address 1830 W Pacific Avenue)**, is governed by a Management Agreement between the City of Spokane and the Owner(s), **DUSTIN DROUT and ALEC HALDEMAN**, 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 4.35. 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: 11/20/2025

**MANAGEMENT AGREEMENT**

The Management Agreement is entered into this **19** day of **November 2025**, by and between the City of Spokane (hereinafter “City”), acting through its Historic Landmarks Commission (“Commission”), and **Dustin Drout & Alec Haldeman** (hereinafter “Owners”), the owners of the property located at **1830 W. Pacific Avenue** commonly known as the **Isaac and Tillie Baum 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 \_\_\_\_\_, 2025, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State  
of \_\_\_\_\_, residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss.  
County of Spokane )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State  
of Washington, residing at Spokane  
My commission expires \_\_\_\_\_

## **Attachment A**

This nomination does not include the existing garage, although it is acknowledged that review of changes to a detached garage would occur in the future due to the Design Standards and Guidelines for the Browne's Addition Local Historic District.

## **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: Baum, Isaac and Tillie, House  
And/Or Common Name: 1830 W. Pacific Avenue

## 2. Location

Street & Number: 1830 W. Pacific Avenue  
City, State, Zip Code: Spokane, WA 99201  
Parcel Number: 25241.0906

## 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	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" 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: Dustin Drout, Alec Haldeman  
Street & Number: 1830 W. Pacific Avenue  
City, State, Zip Code: Spokane, WA 99201  
Telephone Number/E-mail: alec141297@gmail.com, 509-294-1785

## 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: Browne's Addition Historic District  
Date: 1976, 2019 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: < 1 acre  
Verbal Boundary Description: BROWNES ADD ALL L7& W1/2 OF L8 B10  
Verbal Boundary Justification: Nominated property includes entire parcel and urban legal description.

## 11. Form Prepared By

Name and Title: Diana Painter, Owner and Principal Architectural Historian  
Organization: Painter Preservation  
Street, City, State, Zip Code: 3518 N C Street, Spokane, WA 99205  
Telephone Number: 707-763-6500  
E-mail Address: dianajpainter@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 Isaac and Tillie Baum House at 1830 W. Pacific Avenue is a two-and-one-half story building with a finished attic and full basement; the two-and-one-half stories total 4,260 square feet, while the basement is 1,620 square feet in size. The house is located at the northeast corner of W. Pacific Avenue and S. Elm Street on a 8,025 square foot corner lot and faces south, overlooking Pacific Avenue. A 924 square foot garage is located to the north of the house. The building is within Browne's Addition, Spokane's first National Register historic district, which is also a Spokane Register historic district. It is contributing to both districts.

The Baum House has a largely rectangular footprint and complex roof with a north-south ridgeline and multiple dormers with an enclosed gable on the front and clipped gable on the back. The wood-frame building is clad in relatively narrow clapboard siding with coursed and fishscale shingles within the gable front, a composition shingle roof, and a rubble stone foundation. Character-defining features include the narrow, closed eaves; one-over-one-light, double-hung windows with simple surrounds and a crown molding; and the use of applied vertical boards or stickwork which, in this case, further emphasizes the windows. Additional typical qualities of the Stick Style home include the steep roof pitches and the use of bay windows, in this case both canted and square bays. The Baum House was designed by prominent Spokane architect Herman Preusse and constructed in 1889.

## **DESCRIPTION OF PROPERTY**

### **Exterior**

Front (south) façade. The main entry to the house is slightly left (west) of center, within a broad, shallow, canted bay with a hip roof. The double entry doors are narrow with recessed panels. To the right of the entry is a tall, narrow window with leaded glass within the angled face of the bay. To the left is a door with a full-height window of leaded glass, similar in design to the window above, that faces west toward the side street. An enclosed, shingle-clad gable covers the three brick steps that lead to the front door, supported by two turned posts that are mounted on rusticated stone cheekwalls. The entry porch wraps around to the west, where it deadends in a solid wall. This shallow side porch is enclosed with an informal arrangement of rusticated stone. At the southwest corner, supporting the roof, is a turned post with a paneled base mounted on the porch rail.

To the right (east) on the front façade are tall, paired, double-hung, wood-frame windows with one-over-one-lights, simple surrounds, and crown molding, within a projecting two-story square bay. These windows are typical of those found throughout the house, although the windows on the ground floor are taller than those on the second floor and attic (third floor). Above these windows, at the second level, is a similar pair of windows



**Front (south) and east side facades, looking northwest**

gable to the within the projecting square bay, flanked by two curvilinear brackets. Above the porch to the left is a single, one-over-one-light, double-hung window. To the left, facing west, is a single, double-hung window on the main body of the house and to its left, facing south, is another single window lighting a second floor bedroom. Visible here on the roof is a west-facing dormer (see below). Centered under the gable end on the attic (third) floor are smaller, paired, one-over-one-light, double-hung windows.

East side façade. The east side façade, which faces onto a large side yard, features a broad, centered, canted bay window with a hip roof. Within this bay are four tall, paired, one-over-one-light windows. To the right of the bay on the ground floor, toward the back of the house, are two individually placed, double-hung windows on the ground floor. Directly above the bay, at the second floor, is another pair of double-hung windows and toward the back of the house, is another double-hung window and a smaller, single-light window. Above the bay window, at the attic level, is a steeply pitched, gabled dormer with a single, double-hung window. To its immediate left or south is a corbelled chimney. At the rear of the house is an east-facing porch accessed by eight steps with a metal balustrade. The porch roof is supported by simple, four-by-four posts and the rear door has one light above a single panel.

Rear (north) façade. The rear of the house, in contrast with the front façade, has a clipped gable roof with cornice returns. At the ground level, above the raised basement, is a one-



**West side and front (south) facades, looking northeast**

story projecting enclosure (west of the rear entry porch) with a centered, square, single-light window. At the second level is an individually placed, double-hung window and a smaller, single light window. Under the gable at the attic level is a paired, double-hung window of the same design as seen elsewhere on the building.

West side façade. On the west façade at the front of the house the solid stone balustrade on the wrap-around front porch is visible, which is stepped to be lower in the middle and higher in the southwest corner of the house. This façade is flush, with a small eyebrow dormer on the hip roof near the center. Within this large central hipped dormer are two paired, double-hung windows of the same design as seen elsewhere, one on the first floor and the other directly above at the second level. A smaller double-hung window is located toward the front of the house at the first floor to light the entry. An enclosed gabled dormer is located toward the front of the building which contains a double-hung window. A second smaller window is located within the one-story rear addition at the first floor, with another small, double-hung window above it.



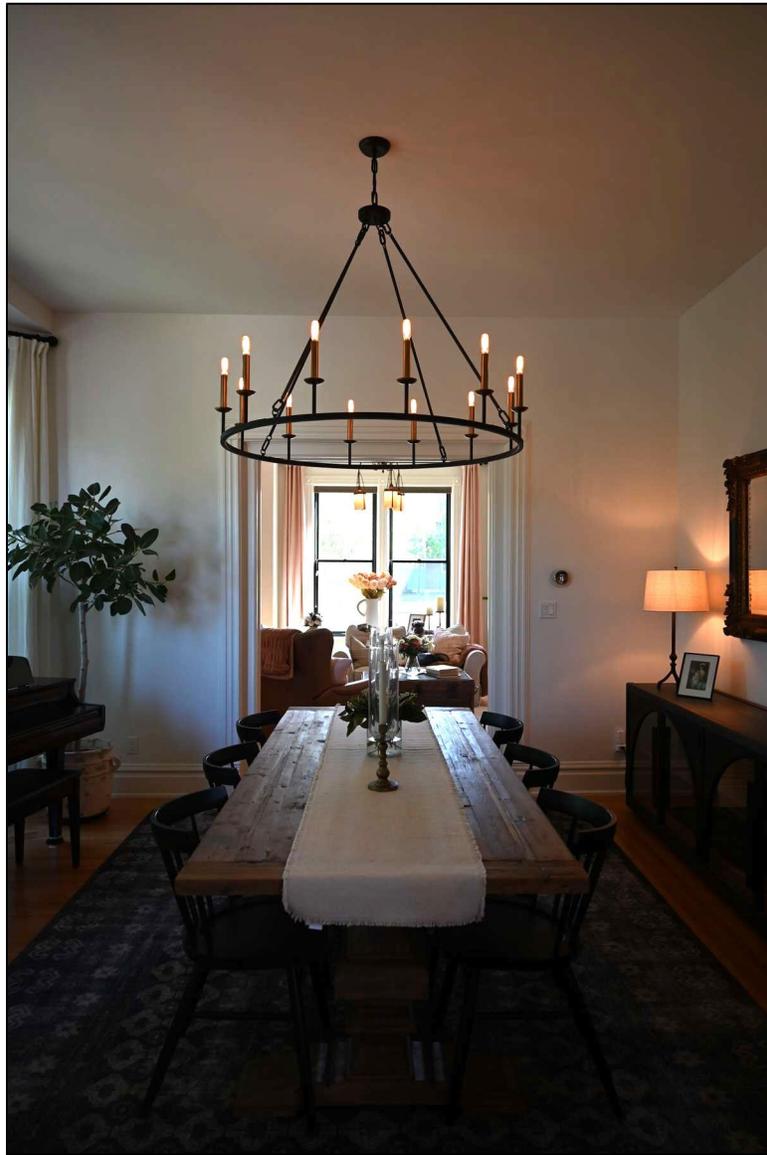
**Main stairway, looking down into hall and living room**

### **Interior**

Ground floor. The main entry to the Baum House is in a canted bay that forms a small vestibule on the left (west) side of the entry. Straight ahead is the main stair, which curves at the top. To the right of the stair is a short hall with a shaped archway and a door to a sitting room on the central west side of the house.<sup>1</sup> Across the hall from the stair is a large opening leading to the living room, where a fireplace is visible on the east wall. To the south, overlooking the street, is a square bay with paired, one-over-one-light, double-hung windows, which are typical of the windows throughout the house. To the left (north), is another large opening which leads to the dining room. Here a shallow canted bay overlooks the east side yard, contributing to the ample light in this room. A second large opening that matches the first leads to an open breakfast room and the large kitchen in the northwest corner of the house. Also at this end of the house is a secondary stair and mud room, and support spaces. The walls here are sheetrock and the floors are hardwood, some with dark border strips. Windows are typically one-over-one-light, double-hung, wood-frame windows. Many banisters in the house are made of iron pipe. Others are modern and metal with a black finish.

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<sup>1</sup> The balustrade for the stair and the shaped archway are added. The second floor of the entry was enclosed some time before 2021, according to owner Alec Haldeman. This space is now part of a second floor closet off one of the bedrooms.



**Dining room, looking south into living room**

Second floor. At the top of the stairs is an L-shaped hall that leads to three bedrooms. The middle bedroom at the central east side of the house has access to a laundry room and, in the northwest and northeast corners, two more bedrooms. At the back (north end) of this floor is the stair to the attic and another bedroom. Support spaces include closets, bathrooms, and water closets.

Third floor (attic). The rear stair, in the northeast corner of the house, leads to a finished attic. On reaching the attic level, a full bathroom is located straight ahead, in the northwest corner of the floor. An open hall to the left extends to the south, main room,

which is open. The final room, on the south side of the floor, serves as another bedroom. The attic is used primarily for an office. The walls are finished in sheet rock with wainscotting.

Basement. The basement is unfinished with rubble rock walls, some of which are parged, and brick and concrete walls, a concrete floor, and timber framing. It is divided essentially into three large spaces, the space in the northeast corner of the floor being largely enclosed, with thick walls. The rest of the basement is largely open with only one interior partition. The basement houses the furnace, work spaces, and storage spaces.

Changes over time. The major changes to the Baum House are its conversion to a group home (“nursing home”) in 1946 and its re-conversion to a single family house ca 1987.<sup>2</sup> In 1945 Frank Peterson, who owned the house and also lived there, installed fire escapes and fire doors, for the future nursing home. In 1948, permits were taken out to make some of the changes that are apparent in the house today, such as the addition to the kitchen and partial enclosure the main entry hall. The house initially had a full, U-shaped wrap-around porch. The enclosure of a portion of the porch on the west side and the east side porch, along with a new projection, was constructed sometime after 1950. At some



**Kitchen, looking west**

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<sup>2</sup> Spokane County Assessor, [Property Information](#), accessed October 2025.

point an addition with an exterior stair was added to the rear of the building (after 1950). In 1960, a portion of the hallway was converted to a laundry room. At that time the house was called the “Peterson Nursing Home.” Peterson sold the building to another nursing home operator, Mrs. Loretta Vanderberg, in 1963, who in 1974 enclosed a portion of the living room and added two archways. At this time the home was licensed for 18 individuals.

In ca 1987, the Baum House was converted to a single-family residence.<sup>3</sup> In 2021 it was remodeled in a way that more closely represented its original appearance by the Correia family, primarily within the existing building footprint. New windows and siding were added (both wood and both replacement in kind). Photos from 2019 show that two small exterior additions, in the southeast corner (first floor) and northwest corner (second floor) were removed. A second level deck above the bay window on the east bay window was also removed, as well as two windows and the kitchen (rear) chimney, and some minor changes (no date). Also removed was a west-facing eyebrow window and rear chimney. The interior was reconfigured to a degree. Other changes included new HVAC, electrical, and plumbing work, and a new roof.<sup>4</sup>



**Garage, south and east side facades, looking northwest**

<sup>3</sup> City of Spokane, “Parcel Number 25241.0906,” *SCOUT*, <https://cp.spokanecounty.org/SCOUT/propertyinformation/Summary.aspx?PID=25241.0906>, accessed October 2025.

<sup>4</sup> City of Spokane Development Services Center, Plan Check Approval, May 14, 2021.

Garage. The one-and-one-half story garage behind the house (north and slightly to the east) has a rectangular footprint and steeply pitched gable roof with narrow eaves and exposed rafter ends. The ridgeline is oriented north-south and the building has east- and west-facing gabled dormers, also with steeply pitched roofs. The frame building is clad in narrow, horizontal, vertical, and diagonal wood siding, with a slab foundation and composition shingle roof. Although it is a single car garage, a wide, two-car concrete driveway accesses the building from the west.

A Craftsman style pedestrian door is located on the east side of the south façade, facing the house. It is covered with a gabled roof with an open truss, mounted on curved brackets. The door itself has two panels in the lower portion and a single light above. Above, within the gable, is a tall, narrow, eight-light window. On the east side façade is another eight-light, fixed window. Above this window, in the dormer, is a nine-light window. Centered on the west side façade are double, hinged doors. To the left of the doors is a single, narrow, fixed-light window and above, in the gable, a six-light, fixed window.

Changes over time. Outbuildings serving the property have changed over time. In 1890, a small garage was located on Elm Street against the rear (north) property line of the lot. In 1891, the building on the street was designated as a storeroom, with a wood shed in back. In 1902, the storeroom was identified as an outhouse. By 1910 just the woodshed remained. This location (40' from the house) remained the same in 1950. The present garage has a north-south ridgeline located directly behind the north-south ridgeline of the house. The garage is listed in Assessor records as having a date of 1889, the same as the house, although it is in a different location than the earlier building and appears to be a different building, judging from the footprint.

Landscaping. The lot is formally landscaped. Rose gardens parallel the front entry walk and the public sidewalk in the front yard. In the rear, northeast corner of the lot is a chicken coop and a patio with brick pavers. The parking pad for the garage is located in the rear, northwest corner of the lot. Between the house and the garage, which is centered at the rear of the lot, is a brick patio. Several trees are located in the parking strips on the south and west sides of the house. A mature tree is centered within the southwest front yard.

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### **Integrity**

In order to be eligible for listing in the Spokane Register, a property must fulfill one or more of the categories under which it qualifies for listing and retain integrity. Integrity is a function of the property's location, design, materials, workmanship and association. The following outlines the ways in which the Baum House possesses these aspects.

Location is the place where the historic property was constructed or the place where the historic event occurred.

*The house is in its original location.*

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

*The design of the house is largely intact. Changes that were made in the mid-1940s are over 50 years old and have the potential to be historic in themselves. However, in 2021 some of these changes were reversed (specifically, two small additions), returning the house to closer to its original appearance.*

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

*The materials for the house are intact. Windows and siding were replaced in kind in 2021.*

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

*The workmanship for the house is intact. Windows and siding were replaced in kind and in a way that reflects the building's original construction methods.*

Association is the direct link between an important historic event or person and a historic property.

*The association of the house is intact. The house was converted to a group home in the mid-1940s but was returned to single family use in 2021.*

## **SUMMARY STATEMENT**

The 1889 Isaac and Tillie Baum House at 1830 W. Pacific Avenue is significant and eligible for listing in the Spokane Register of Historic Places under Category A in the area of Ethnic Heritage, European, for its association with the first group of Jewish immigrants who settled in Spokane in the mid-1880s and whose roots were in Germany (Isaac Baum was from Germany, as was Tillie's family). Tillie Baum, the daughter of Solomon Oppenheimer and sister of Simon Oppenheimer, along with her sister Mrs. Ben Sheeline, are said to be the first Jewish women to settle in Spokane.<sup>5</sup> The house is also significant under Category B, for its association with Tillie Oppenheimer Baum, a leader in the Jewish community who developed the luxurious 1909 Avenida Apartments, a 14-unit building designed by the highly regarded architect W.W. Hyslop, which is individually listed in the Spokane Register of Historic Places. Mrs. Baum was among the Jewish settlers who founded the Temple Emanu-El, Washington State's first Jewish synagogue, and served as president and vice president of Sorosis, the first women's club in Spokane. She was also active and served on the boards of several other civic organizations, including the Council of Jewish Women. The Baum House was designed by Herman Preusse, another German immigrant, who was the most prominent architect in Spokane in his day and designed the first Temple Emanu-El. The Baum House is contributing to the Browne's Addition National and Spokane Register of Historic Places historic districts.

## **HISTORIC CONTEXT**

### **Browne's Addition**

The Baum House at 1830 W. Pacific Avenue was constructed in the early days of the establishment of the Browne's Addition neighborhood. Browne's Addition, which is west of downtown Spokane, was Spokane's first residential neighborhood outside the central core of the city. It was also an exclusive neighborhood, where some of Spokane's most distinguished residents built homes, beginning in the 1890s. Construction continued into the early 1900s: "It was at this time [1898-1905] that the district came into its own as a fashionable address and, perhaps more significantly, came to epitomize the spirit of the city's cultural life."<sup>6</sup> Today, in contrast, Browne's Addition is a very mixed and diverse neighborhood in every sense of the word, although it still displays a distinctive built environment. Browne's Addition was adopted as Spokane's first National Register of Historic Places historic district in 1976. In the history of the district, as described in the nomination, the author states, "No other district in the city compressed so many luxurious and prestigious residences in so small an area."<sup>7</sup>

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<sup>5</sup> Note that some sources mention Tillie Baum as being the first Jewish woman to settle in Spokane.

<sup>6</sup> Douglas William Menzies and David Wang, "Browne's Addition: A Mirror of Spokane," in David Wang's *Sounding Spokane, Perspectives on the Built Environment of a Regional City*. Spokane, WA: Eastern Washington University Press, 2003:16.

<sup>7</sup> Patsy M. Garrett and Elisabeth Walton Potter, *National Register of Historic Places Inventory – Nomination Form, Browne's Addition*, January 1976: Section 8, page 2.

The first plan for Browne's Addition, *The Browne's Addition Design Plan*, which borrowed from the 1976 National Register nomination, divided the history of the neighborhood into four initial periods to talk about the characteristics of its early growth.<sup>8</sup> The first period, 1881-1889, represented Spokane's initial period of growth, coinciding with the arrival of the railroads and lasting until the Great Spokane Fire of 1889. The second period of growth, 1889-1896, the authors of "Browne's Addition: A Mirror of Spokane," described as embodying new, post-fire construction opportunities: "The city saw an influx of architects versed in current styles and ready to serve the clients who were making their money during the city's first economic boom."<sup>9</sup> In the third category, 1898-1905, growth was sustained and Browne's Addition continued to be a desirable neighborhood: "It was at this time that the district came into its own as a fashionable address and, perhaps more significantly, came to epitomize the spirit of the city's cultural life."<sup>10</sup> The fourth period, 1906-1926, is one in which the character of the district was changing, due to the founding generation passing, the presence of World War I, the proliferation of smaller houses, and the subdivision of large houses into apartments, a trend that was to continue into the Great Depression.

The two primary factors that drove Browne's Addition's initial settlement was its proximity to downtown Spokane and at the same time, its relative isolation from the city. This made it attractive to prospective residents. Two investments were made at that time that encouraged growth and enhanced the attractiveness of the neighborhood. One was the streetcar. Browne's Addition was served by the Spokane Street Railway, Spokane's first streetcar line, which arrived in Browne's Addition on April 15, 1888 and was horse-drawn until 1891.<sup>11</sup> It was intended to help sell lots. But it also served the neighborhood. In the 1920s, the new electric Spokane Street Railway trolleys came by every 20 minutes, connecting the whole neighborhood via a route along Pacific Avenue that extended as far as Coeur d'Alene Park, turning around at Spruce Street, and returning to the city.<sup>12</sup>

The second major investment was the development of Coeur d'Alene Park, Spokane's first city park. It was common in this era to create a park served by transit to make a neighborhood more attractive to prospective residents, as well as visitors. The park was delineated as early as 1883 in the original Browne's Addition and Cannon's Addition plats established by city founders John J. Browne and Anthony M. Cannon. It was formally accepted by the city in 1891. As described in the National Register of Historic District nomination for Coeur d'Alene Park:

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<sup>8</sup> Makers Architecture & Urban Design, *Historic Browne's Addition Neighborhood Design Plan*, 1984.

<sup>9</sup> Op cit., Menzies and Wang, "Browne's Addition . . .," 15.

<sup>10</sup> Op cit., Menzies and Wang, "Browne's Addition . . .," 16.

<sup>11</sup> Zachery Wnek, "Streetcars in Browne's Addition," *Spokane Historical*, <https://spokanehistorical.org/items/show/319m>, accessed July 2025.

<sup>12</sup> Chas V. Mutschler, Clyde I. Parent, and Wilmer H. Siegert, *Spokane's street railways: an illustrated history*. Spokane, WA: Inland Empire Railway Historical Society, 1987:overleaf.

*The two men envisioned a beautiful residential neighborhood for Spokane elites just west of the downtown core. In order to attract wealthy families, the Browne's and Cannon's Additions offered well-designed, orderly neighborhood lots, 50 ft. wide by 170-50 ft. deep, which encouraged wealthy home builders to purchase double lots upon which to construct substantial homes. The tree-lined streets were 75 or 100 ft. wide, and electricity soon came to the neighborhood supplied by a hydroelectric power plant at Spokane Falls. Out of their plats, each carved two blocks on the border of each other's addition, a four-block square labeled Coeur d'Alene Park on the original plats.<sup>13</sup>*

By the turn of the 20<sup>th</sup> century the park was surrounded by an increasing number of homes, both mansions and luxury apartment buildings, for “mining tycoons, land developers, railroad barons, industrialists, and their families . . .”<sup>14</sup> When Coeur d'Alene Park was listed in the National Register of Historic Places in 2018, the park served the same purposes for the neighborhood of active and passive recreation as it did when conceived, around 1915.<sup>15</sup>

Beginning about 1910, many of the single-family residences in Browne's Addition were converted to multi-family residences. Large luxury apartment houses built in the early decades of the century such as the Avenida Apartments were joined by the subdivision of mansions into apartments.<sup>16</sup> By mid-century, relatively straight forward, utilitarian apartments were built, mixed in with the single family residences, joined by some commercial establishments.

The 126-acre Browne's Addition neighborhood was listed in the National Register of Historic Places at the early date of 1976. The nomination noted that Browne's Addition ‘slumbered’ from 1919 until the 1970s. Its desirability as a neighborhood remained, however. In 2019 Browne's Addition was added to the Spokane Register of Historic Places as a historic district. This was accomplished with a historic overlay zone which requires changes to buildings in the district to be reviewed by Spokane's Historic Landmarks Commission.<sup>17</sup> The Baum House at 1830 W. Pacific Avenue is contributing to the National and Spokane Registers of Historic Places.

The American Planning Association, a national organization, chose Browne's Addition as one of their “Great Neighborhoods” in their “Great Places in America” annual selection in 2009. They wrote of Browne's Addition:

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<sup>13</sup> Kathryn Burke-Hise and Natalie Perrin, et al, *National Register of Historic Places Registration Form, Coeur d'Alene Park*, March 14, 2018:12.

<sup>14</sup> *Ibid.*, 14.

<sup>15</sup> *Ibid.*, 19.

<sup>16</sup> Patsy M. Garrett and Elisabeth Walton Potter, *National Register of Historic Places Inventory – Nomination Form, Browne's Addition*, January 1976: Section 8, page 3.

<sup>17</sup> New construction and demolitions also require review by the Spokane Landmarks Commission.

*The most culturally diverse neighborhood in Spokane, Browne's Addition is a mosaic of past and present. Stately mansions are juxtaposed with low-rise apartment buildings and condominiums. Residents appreciate the neighborhood's proximity to downtown and its recreational opportunities and physical beauty. An increasingly vibrant pedestrian realm has created a strong sense of community and provides opportunities for neighbors to mix and mingle.”<sup>18</sup>*

### **The Jewish Community in Spokane**

Isaac Baum and Tillie Oppenheimer were among the first Jewish settlers in Spokane. The first Jewish settler in Spokane that is mentioned in H.W. Durham's 1912 *History of the City of Spokane and Spokane County Washington* is Simon Berg, who established a general merchandise store in downtown Spokane at the corner of Howard and Main Streets. The first group of Jewish settlers, who arrived in the mid-1880s according to Durham, included Simon Auerbach, Jacob Barman, Isaac Baum, Albert Heller, S.J. Holland, Ben Lowenberg, Eugene Michael, Moses Oppenheimer, Simon Oppenheimer, Solomon Oppenheimer, Joseph Rosenhaupt, Simon Rosenhaupt, Ben Scheeline, and Emanuel Schwartz.<sup>19</sup> A second group of about 35 arrived between 1886 and August 1889, the date of the Great Spokane Fire.<sup>20</sup> Rabbi David Levine, writing in 1912, notes that Miss Tillie Oppenheimer (Mrs. Isaac Baum) and her sister Mrs. Ben Scheeline were the first Jewesses in Spokane, arriving in the fall of 1883.<sup>21</sup> He goes on to say that, "Their brother, Simon Oppenheimer, was most prominently identified with the development of the city."<sup>22</sup>

In Moses N. Janton's 1926 history of the Jewish community in Spokane he stated that, "Although their number is very small, not more than about 400 families, they are identified among the leaders in every line of enterprise, commerce, and trade. They are also well represented in the field of the various professions."<sup>23</sup> Durham also lists the businesses with which the early Jewish community was associated as follows (note that many of them had an association with wholesale and/or retail sales in the respective businesses): crockery, toys, bakeries, cigars, post cards, liquors, men's clothing and furnishing goods, banks, cloaks and suits, millinery, ladies tailoring establishments,

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<sup>18</sup> "Browne's Addition," *Shaping Spokane*.

<https://static.spokanecity.org/documents/shapingspokane/neighborhood-profiles/brownes-addition-neighborhood-profile.pdf>, p., 2, accessed August 2025.

<sup>19</sup> The first Jewish settlers in Spokane, Washington mentioned in the online exhibit, "The Early Years of the Jewish Community of Spokane, Washington," were the Loewenbergs, the Biros, B. Scheeline, Simon Berg, and Isaac Baum. *Jewish Museum of the American West*, <https://www.jmaw.org/jewish-spokane-washington/>, accessed September 2025.

<sup>20</sup> Durham, *History of the City of Spokane* ...,579.

<sup>21</sup> Note that other sources list only Tillie Oppenheimer. This note is in Durham's *History of the City of Spokane and Spokane County Washington from its Earliest Settlement to the Present Time, Volume II*.

<sup>22</sup> Durham, op cit.

<sup>23</sup> Moses H. Janton, *The History of the Jews in Spokane, Washington*. Spokane, WA: M.N. Janton, 1926:1.



**Temple Emanu-El, 1892**

department stores, real estate, insurance, theatres, shows, drugs, jewelry, hides and junk, furs, furniture and other household furnishings, groceries and optical goods.<sup>24</sup>

The Jewish community established a congregation, which was a Reform congregation, and built a temple, the first in the state of Washington, soon after their arrival in Spokane.<sup>25</sup> A meeting in Spokane was held on September 28, 1890 to organize the congregation, which was incorporated on September 16, 1891. The synagogue was dedicated on September 11, 1892.<sup>26</sup> The Baum and Oppenheimer families were active participants in this process. Both Isaac Baum and Simon Oppenheimer were on the board

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<sup>24</sup> Durham, *History of the City of Spokane* ..., 581.

<sup>25</sup> Jim Kershner, "The first synagogue in the state, Spokane's Temple Emanu-El, is dedicated on September 14, 1892," *HistoryLink.org*, May 2, 2008. <https://www.historylink.org/File/8608>, accessed August 2025. The second temple was completed in Seattle just four days later. When built the temple was actually the only one in Washington and Idaho. "A Hebrew Temple," *The Spokane Chronicle*, October 5, 1891:8.

<sup>26</sup> Note that an Orthodox congregation was organized in 1902.

of the planning committee for the building and both were also members of the committee charged with raising the money. Money was raised mostly by donations, but also by holding fundraising events, toward the budget of \$15,000.

The architect of the new temple was Herman Preusse, the same architect who designed the building in which Mr. Baum had his business and who designed the Baum House. The wood-frame building with a stone foundation was about 40 feet by 70 feet in size and cost about \$3,500.00 to build. It was constructed at 3<sup>rd</sup> Avenue and Madison Street (W. 3<sup>rd</sup> and S. Madison today). The temple was replaced in 1928 with a larger brick temple of Roman classical design, located at 8<sup>th</sup> Avenue and Walnut. This building, now occupied by the Plymouth Congregational Church, served as the Emanu-El's synagogue for four decades.<sup>27</sup> When the Keneseth Israel temple was found to be in the path of the planned Interstate 90, the two congregations got together and planned a new temple they could both use, named Temple Beth Shalom and completed in 1969 near 30<sup>th</sup> and Perry on South Hill.

### **The Baums and the Oppenheimers**

The house at 1830 W. Pacific Avenue was constructed for the Isaac and Tillie (nee Oppenheimer) Baum family in 1889. The Baums were important members of Spokane's early Jewish community, as were the Oppenheimers, both arriving in the first wave of Jewish settlers in the 1880s. Both families were involved in commerce and the Jewish community. They lived close to one another at 1830 W. Pacific Avenue (Isaac and Tillie Oppenheimer Baum); 107 N. Elm Street (Solomon and Harriett Oppenheimer<sup>28</sup>); and 2207 W. Pacific Avenue (Simon and Amy Oppenheimer) in Browne's Addition at the time when these residences were constructed and their lives first became intertwined through marriage, investments, their church, and other factors.<sup>29</sup>

*Isaac Baum (1860-1944).* Isaac Baum was born in June 1860 in Germany. He immigrated to the US in 1882 and soon thereafter owned a large paint company in Colville, Washington. On February 2, 1887, however, the *Spokane Falls Review* announced that Baum would be closing his business in Colville in order to seek new opportunities in Spokane Falls.<sup>30</sup> Articles of incorporation were filed by five individuals in March, 1890 to form Baum & Co. in Spokane, which included Isaac Baum and Simon Oppenheimer, his future brother-in-law. The newspaper stated, "The object of the corporation is to manufacture dry and mixed paints, white lead, putty, lubricating and paint oils, glass and

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<sup>27</sup> Jim, Kershner, "The first synagogue in the state, Spokane's Temple Emanu-El, is dedicated on September 14, 1892," *Historylink.org*, May 2, 2008.

<sup>28</sup> They later lived two blocks away at 1610 W. Pacific Avenue.

<sup>29</sup> Simon and Amy Oppenheimer also lived in two other residences in this time frame, the Glover Mansion at 321 W. 8th Avenue, which Simon bought from J.N. Glover and a house at 1601 W. Pacific Avenue, where Jennie Oppenheimer married Sam Hanauer in December 1890. *Spokane Falls Review*, December 2, 1890:3.

<sup>30</sup> *Spokane Falls Review*, February 2, 1887:4.

E. J. BRICKELL, Pres.      ISAAC BAUM, Vice Pres. and Mgr.      A. F. LEVY Sec

# BAUM & CO.,

INCORPORATED.

Office and Salesrooms 113 Howard st. Warehouse opp. N. P. depot  
Wholesale and Retail Dealers in

## Paints, Oils, Glass, Wall Paper and Artists' Materials.

Agents for French and Belgian Plate Glass, Leaded  
Stained, Cut and Mosaic Glass.

### Manufacturers of the Celebrated Diamond B Paint.

Sole Agents for Platt & Washburn Refining Co.'s

## LUBRICATING OILS.

Sole Agents for Berry Bros. VARNISHES. Estimates given on all  
Kinds of glasswork.

### BAUM & CO., Howard st.

Baum & Co. advertisement for their location in downtown Spokane

general merchandise of all descriptions. The capital stock of the corporation is fixed at \$100,000, divided into 1,000 shares of the par value of \$100 each.”<sup>31</sup> Baum also became heavily involved in the businesses of his brother-in-law Simon Oppenheimer (see below) and various real estate ventures.<sup>32</sup>

On April 24, 1887 the *Spokane Falls Review* announced that Baum (of Colville) was engaged to Miss Tillie Oppenheimer of San Jose, a sister of Mr. Simon Oppenheimer of Spokane.<sup>33</sup> Baum married Tillie Oppenheimer, who was also the daughter of his neighbor Solomon Oppenheimer, in 1887. Isaac and Tillie had one child, Irma Jane Baum that survived to adulthood and two sons who died of diphtheria within a week of one another in April of 1896. The sons were Clarence Jacob (6) and Mervyn Moses (7) and Tillie gave birth to Irma on March 21, 1897. Tillie died in 1920. Baum retired in 1934 and moved to Los Angeles, where he lived with his daughter Irma. He died in 1944.<sup>34</sup>

*Tillie Elizabeth Oppenheimer Baum (1865-1920).* Tillie Oppenheimer was one of five children born to Solomon Oppenheimer. She was born in Harrisburg, Pennsylvania, where her father was a merchant. Her family moved to Spokane in the mid-1880s and Solomon bought a house which would, in the future, be behind (north of) Isaac and Tillie’s house at 1830 W. Pacific Street. She married Isaac Baum in 1887. Both Isaac and Tillie were actively involved in the Jewish community in Spokane and in developing the Temple Emanu-El, the first Jewish synagogue in Washington State. Tillie was also very active in Sorosis, the first women’s club in Spokane, where she served as president and, at the time of her death, vice president. She was noted as the oldest active member of the organization in 1920, having been a member for 26 years.<sup>35</sup> She was also active in the Council of Jewish Women and many other community organizations. A memorial to her was placed in the community center at the Jewish temple on her death.<sup>36</sup> Among the many tributes paid to Mrs. Baum at her funeral was this one by Rabbi Julius A. Lebert: “Mrs. Baum was a woman of great culture. She was always a great devotee of the drama, art, literature, and all matters tending toward moral uplift. She was a great help to the Jewish women and a truly great woman.”<sup>37</sup>

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<sup>31</sup> *Spokane Falls Review*, March 15, 1890:5.

<sup>32</sup> In 1903 the *Spokesman-Review* announced that Baum made a voluntary assignment due to indebtedness to have M.M. Cowley help him manage his creditors: “Baum & Co. Assign,” *The Spokesman-Review*, June 16, 1903:12. The *Spokane Chronicle* announced shortly thereafter that he was running a cigar stand out of his former second hand store and “doing fairly well:” “Don’t Like the Wages,” *Spokane Chronicle*, July 3, 1903:5.

<sup>33</sup> *Spokane Falls Review*, April 24, 1887:7.

<sup>34</sup> “Isaac Baum,” *The Spokesman-Review*, January 29, 1944:6.

<sup>35</sup> *Spokane Chronicle*, January 23, 1920:10. It is not known whether she was involved in the development of the Baum’s house at 1830 W. Pacific Street. However, it does appear that Tillie Baum owned the house, as she was charged with paying a sewer assessment for it in 1898. *The Spokesman-Review*, February 10, 1898:6.

<sup>36</sup> “Jewish Women Plan Memorial for Mrs. Baum,” *Spokane Chronicle*, July 22, 1920:6.

<sup>37</sup> “Throat Trouble Causes Death,” *The Spokesman-Review*, July 12, 1920:8.



**Tillie Baum in the *Spokane Chronicle*, January 23, 1920**

Mrs. Oppenheimer developed the Avenida Apartments at 2009 W. Pacific Avenue, which is one block west of the Baum House.<sup>38</sup> Mrs. Baum purchased the land for \$6,500.00 in 1909. The three story, 14-unit building was said to have cost \$45,000 to build.<sup>39</sup> She hired architect W.W. Hyslop for the project, who attended Columbia University and was highly regarded in Spokane, where he formed a practice in 1901. He was particularly well known for his residences and apartment buildings. His Avenida (1909) and Marlboro (1908) Apartments were developed for the Jewish families of Baum and Joseph Kellner respectively and are listed in the National and Spokane Register of Historic Places.<sup>40</sup> The Avenida Apartment was described in the newspaper in great detail, which noted its many luxurious touches and modern conveniences. Full plans for the building were published in the August 8, 1909 issue of *The Spokesman-Review*.<sup>41</sup> In an article in the February 20, 1910 issue of *The Spokesman-Review* it was referred to as “one of the most imposing of similar structures built in Spokane in several years.”<sup>42</sup> Tillie sold the house at 1830 W. Pacific Avenue to cattleman Robert H. Jones of Grangeville for \$10,000 in 1911 and the family moved to the Avenida Apartments.<sup>43</sup>



**The 1909 Avenida Apartments**

<sup>38</sup> Note that Isaac Baum is credited with developing the building but other accounts directly credit Mrs. Baum with both financing and building the apartment building. Mrs. Baum may also have owned the Baum House, as she was charged with paying the sewer assessment. *The Spokesman-Review*, February 10, 1898:6.

<sup>39</sup> “To Building Flats on Pacific Avenue,” *The Spokesman-Review*, June 27, 1909:9.

<sup>40</sup> Nancy Gale Compau, *Spokane Register of Historic Places Nomination Form, The Avenida and the Marlboro Apartments*, August 18, 1989.

<sup>41</sup> “New Flats Have Spacious Porches,” *The Spokesman-Review*, August 8, 1909:31.

<sup>42</sup> “Finishing Touches on New Avenida,” *The Spokesman-Review*, February 20, 1910:34.

<sup>43</sup> *The Spokesman-Review*, April 25, 1928:4.

Tillie had three children, of which only Irma lived to adulthood. Mervyn (1888-1896) and Clarence (1890-1896) died of diphtheria. Daughter Irma died at age 65 in Los Angeles (see below). Tillie died suddenly in 1920 due to streptococcus toxemia.<sup>44</sup>

Irma Jeanette Baum Brown (1897-1965). The Baum's daughter Irma Baum was born on March 24<sup>th</sup>, 1897. She attended the prestigious private school at Brunot Hall in Browne's Addition and was awarded a scholarship in 1914 to attend Stanford University.<sup>45</sup> She married Edwin Alexander Jacob of San Francisco, a salesman, on December 5<sup>th</sup>, 1917 at the Davenport Hotel, on August 27, 1922. Irma later married Harry Brown, who with his brothers owned a store in San Pedro in southern California.<sup>46</sup> Irma Baum Brown died in Los Angeles in 1965.

Solomon Oppenheimer (1819-1892). Solomon Oppenheimer, who was from Germany, moved to Spokane in 1885. He emigrated to the US in 1842 and settled in Pennsylvania, then relocated to San Jose in 1879. Once he moved to Spokane in 1886, he – along with E.J. Brickell, Spokane's first millionaire and Solomon's business partner - became involved in the Spokane Water Power Company, among other enterprises.<sup>47</sup> He was known as a scholar and for being particularly devout. Oppenheimer, who lived at 107 S. Elm Street (adjacent to 1830 W. Pacific Avenue), had five children.<sup>48</sup> He had son Jonas David (1849-1852) with wife Amanda C. (nee Hoffman) in Halifax, Pennsylvania. With wife Harriet (nee Wolf) (1838-1904), whom he married in 1852 and first lived with in Harrisburg, Pennsylvania, he had four more children. Two girls were followed by Simon (1859-1926), and Tillie (1865-1920).<sup>49</sup> Oppenheimer died at age 73 at his home on Elm Street in Spokane. Mrs. Harriet Oppenheimer, Solomon Oppenheimer's widow, died at the home of her daughter Tillie at 1830 W. Pacific Avenue, with whom she had been living since her husband's death.<sup>50</sup>

Simon Oppenheimer (1859-1956). Simon Oppenheimer was Solomon's only son that lived to adulthood. He moved to Spokane with his family about 1885 and continued to

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<sup>44</sup> "Mrs. Isaac Baum Dies Suddenly," *The Spokesman-Review*, July 12, 1920:1. "Death Certificate, Tillie Baum," *Spokane Health Department and Bureau of Vital Statistics*, July 10, 1920.

<sup>45</sup> Brunot Hall was a private Episcopal School that was located at 2209 W. Pacific, just two blocks from the Avenida Apartments at 2009 W. Pacific, "Miss Irma Baum is Honored," *The Spokesman-Review*, July 6, 1914:17. Brunot Hall was developed by constructing an addition to the original ca 1892 Simon and Amy Oppenheimer House.

<sup>46</sup> "Isaac Baum," *The Spokesman-Review*, January 29, 1944:6.

<sup>47</sup> Solomon Oppenheimer's business partner E.J. Brickell was also involved in the organization.

<sup>48</sup> He and his wife later lived at 1610 Pacific Avenue (no longer extant).

<sup>49</sup> Additional children that are mentioned in the census and newspaper articles include Ellen, Sarah, Jennie, Clara, and Matilda. Sarah R. Scheeling and Clara Levy are named as part of the Oppenheimer family, including Harriet and Tillie, in the lawsuit brought against Spokane Falls Water Power Company in 1905. "Revive a Famous Old Water Power Company," *Spokane Chronicle*, February 4, 1905:3.

newspaper articles include Jennie . . . These may be alternative names for the children noted above. 1870

<sup>50</sup> "Death of Mrs. Oppenheimer," *The Spokesman-Review*, April 25, 1904:10.

live there until he left Spokane and eventually the country about 1895.<sup>51</sup> In his lifetime he went from being one of Spokane's most highly regarded and wealthiest businessmen to living in exile in Mexico at the end of his life. Nonetheless, he died with a \$1,500,000 fortune (worth approximately \$30,000,000 today) that both of his wives sued over (he never divorced his first wife, Amy Oppenheimer). He is discussed in detail here due to his continued entanglement in the financial affairs of his sister Tillie E. (Oppenheimer) Baum and her husband Isaac Baum.<sup>52</sup>

Oppenheimer and his wife Amy (nee Laysea) were socially active and held in esteem in the community. They were benefactors of Jewish organizations and among the founders of the Temple Emanu-El. They also entertained "lavishly" at their home at 2217 W. Pacific Avenue, said to be one of the largest in the city, just three blocks west of his father Solomon's and his sister Tillie and brother-in-law Isaac's homes at Pacific and Elm.<sup>53</sup>

In Spokane Simon Oppenheimer was best known for his affiliation with Spokane Falls Water Power Company and the Spokane Mill Company, of which he was Secretary and General Manager. After the Spokane Mill Company sawmill on the south side of the Spokane River burned in 1892, he made plans to rebuild it "larger and better."<sup>54</sup> At the same time, he made plans to construct a large new flour mill on the north side of the river west of Howard Street.<sup>55</sup> He also had plans to develop an electric light plant, which would become known as the Consumers' Light & Power Co., to compete with Washington Water Power.<sup>56</sup> Oppenheimer took part in establishing two banks in Spokane and personally, "amassed substantial investment portfolios in railroad and mining properties."<sup>57</sup>

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<sup>51</sup> Rabbi David Levine, PhD, "Spokane's Jewish Community," in "Nelson Wayne Durham's *History of the City of Spokane and Spokane County Washington from its Earliest Settlement to the Present Time, Volume II*. Spokane, WA: S.J. Clarke Publishing Company, 1912:579.

<sup>52</sup> As an example, Isaac Baum sued his brother-in-law Simon for \$4,720 in 1896. (*Spokesman-Review*, August 8, 1896:5). In a second example, the courts rendered a judgment against Simon and Amy Oppenheimer on behalf of Isaac Baum in the amount of \$7,607, also in 1896 (*Spokesman-Review*, December 25, 1896:7). See also, "Not A Nice Charge," *Spokane Chronicle*, March 14, 1896:13.

<sup>53</sup> Simon Oppenheimer also bought the J.N. Glover mansion. "Bought the Glover Place," *The Spokesman-Review*, May 26, 1895:7.

<sup>54</sup> The mill, the largest employer in Spokane, was founded by E.R. Brickell, Solomon Oppenheimer's business partner, who died in 1891. "The Mill is On Fire!," *Spokane Falls Gazette*, <http://fallsgazette.com/featured-story/2480>.

<sup>55</sup> This mill is still extant and is listed in the Spokane Register and the National Register of Historic Places as the Spokane Flour Mill. Patsy M. Garrett, *National Register of Historic Places Inventory – Nomination Form, Spokane Flour Mill*, January 1977. Stephen S. Glass, *Spokane Register of Historic Places Nomination Form, Spokane Flour Mill*, April 3, 1986. It was converted to a shopping center for Expo '74.

<sup>56</sup> Tony and Suzanne Bamonte, *Spokane, Our Early History, Under All Is The Land*. Spokane, WA: Tornado Creek Publications and Spokane Association of Realtors Centennial, 2011:107.

<sup>57</sup> "Simon 'aka John Osborne Simmon' Oppenheimer," *Find A Grave*, [Simon "a.k.a. John Osborne Simmons" Oppenheimer \(1859-1926\) - Find a Grave Memorial](#), April 17, 2023, accessed August 2023.

Oppenheimer sought backing for his planned projects just as the country was sliding into a deep recession<sup>58</sup> and as a result, was unsuccessful in finding financial resources in New York or Boston.<sup>59</sup> He was successful, however, in obtaining \$300,000 in funding in Holland from the Amstermamsch Trustees Kantoor (a “Pool of Trustees”).<sup>60</sup> He returned to Spokane and formed the Northwest Milling and Power Company, which absorbed the Spokane Falls Water Power Company and the Spokane Mill Company, to carry out his plans.<sup>61</sup>

After losing his first mill to fire in 1892 and obtaining funding, Oppenheimer developed a new sawmill on the south bank of the Spokane River that he called the Phoenix Mill, which was in operation by September 1895. He also developed a flour mill on the north side of the river with the funding he obtained. This was constructed in 1895 and called the Spokane Flour Mill.<sup>62</sup> His Northwest Milling and Power Company also obtained 27 acres of land along the river in the heart of the city, water rights, and the pre-existing buildings on the land.<sup>63</sup> The power plant, which held a 50-year franchise on the electricity that the river generated, was called the Consumers’ Light and Power Company. By this time, it was estimated that \$425,000 had been spent.<sup>64</sup>

Oppenheimer left town about 1895, ostensibly in an attempt to find funds to pay these resultant debts. His supporters testified that he would return: “Director Morse denies that the president of the Northwest Milling and Power Company of Spokane has absconded . . . .”<sup>65</sup> Nonetheless, over time it became clear that he was gone, as was the money from the Amstermamsch Trustees Kantoor and other sources in Spokane, including the two banks and the City of Spokane. As expressed in Tony and Suzanne Bamonte’s history of Spokane:

*. . . as the reports from the bankruptcy proceedings began to unveil financial dealings and records, it was revealed that Mr. Oppenheimer had left the company*

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<sup>58</sup> This is often referred to as the Panic of 1893.

<sup>59</sup> There was every hope that financiers would be found in New York or Boston: “Letters from Simon Oppenheimer relative to the impending sale of the Spokane Water Power company to New York and Boston capitalists indicate that everything is progressing satisfactorily. Those interested in the transfer here think the sale is practically consummate” (*Spokesman-Review*, September 5, 1914:4).

<sup>60</sup> Projects in Spokane had been financed by the Dutch before and was known to them.

<sup>61</sup> The city and certain stockholders were not participants in the decision to transfer the assets of these companies to the Northwest Milling and Power Company, the source of numerous lawsuits in future years. “One More Barrier,” *The Spokesman-Review*, November 10, 1897:6.

<sup>62</sup> This business did not go into operation however until 1905, due to Oppenheimer abandoning his businesses and leaving town. The building is still extant however and was listed in the Spokane Register of Historic Places in 1975.

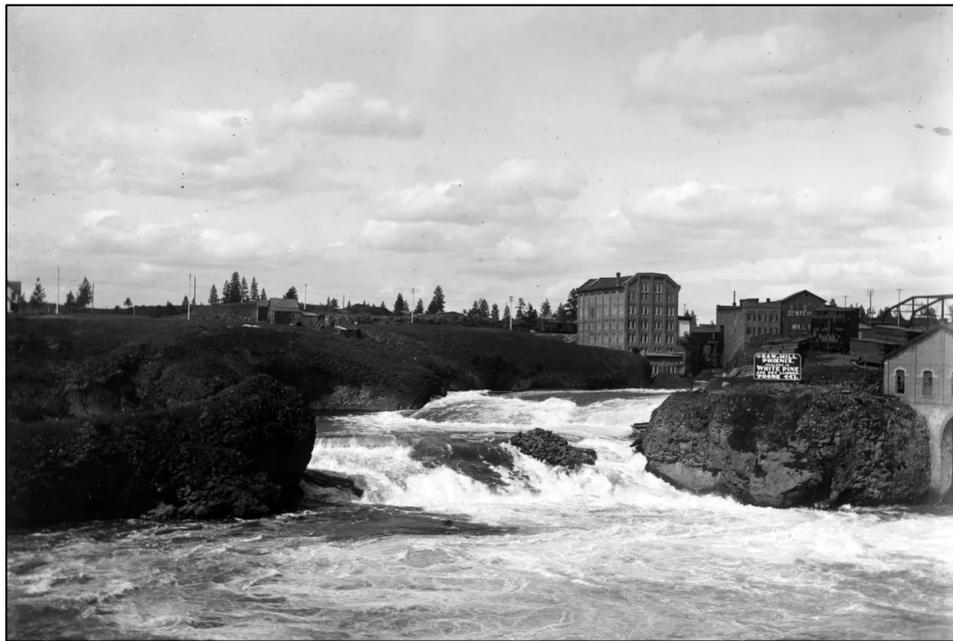
<sup>63</sup> Bamonte, *Spokane, Our Early History* . . . , 108.

<sup>64</sup> “Skipped from Spokane,” *The San Francisco Morning Call*, Vol. 79, No. 107, March 16, 1896.

<sup>65</sup> “City News in Brief,” *The San Francisco Call Bulletin*, March 26, 1896:7. “There is a difference of opinion as to whether Mr. Oppenheimer took much money with him or not. Some of his friends claim that he sunk all the money that came into his hands in improving the property, while others claim that this is absurd, and that there is between \$40,000 and \$60,000 unaccounted for. Receiver Glover found only \$20 on hand when he took charge.” “Glover Tells All,” *The Spokesman-Review*, April 19, 1896:1.

*in a deplorable state. The financial statements had been 'balanced,' but assets were overinflated and ledger entries and transfers so convoluted that little sense could be made of them. The entire \$300,000 from the Amstermamsch Trustee's Kantoor was gone, as well as the proceeds from loans with various banks and the city's rather sizable stock investment. However, Oppenheimer's personal bank account was suspiciously flush.*<sup>66</sup>

After leaving Spokane, Simon Oppenheimer first traveled to New York. Reports later found him in Liverpool, England.<sup>67</sup> He then went to Buenos Aires, Argentina. Eventually relocating to Mexico City, Oppenheimer changed his name to Juan O. Simmons<sup>68</sup> and was somehow given a position by the Mexican government to manage three of their lotteries. In the meantime, the Amstermamsch Trustees Kantoor had foreclosed on the property. Oppenheimer's company and properties were seized and the Northwest Milling and Power Company went into receivership, an effort that was led by J.N. Glover on



**The Spokane Flour Mill (center) and the Phoenix sawmill (right)**

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<sup>66</sup> Bamonte, *Spokane, Our Early History* . . . 109. "There is a difference of opinion as to whether Mr. Oppenheimer took much money with him or not. Some of his friends claim that he sunk all the money that came into his hands in improving the property, while others claim that this is absurd, and that there is between \$40,000 and \$60,000 unaccounted for. Receiver Glover found only \$20 on hand when he took charge." "Glover Tells All," *The Spokesman-Review*, April 19, 1896:1.

<sup>67</sup> "Arrival of the Holland Agent," *The Spokesman-Review*, April 16, 1896:7.

<sup>68</sup> Amy Oppenheimer also changed her name to Simmons. Simon Oppenheimer was also known as John or Juan Osborne Simmons at this point.

behalf of the Exchange Bank, which also had a stake in the lawsuit and which held the money that the city had in the venture.<sup>69</sup>

In 1905, the Spokane Falls Water Power Company brought a case against the parties claiming an interest in the properties along the river in the vicinity of the Phoenix Mill.<sup>70</sup> The suit named as defendants the trustees of the Spokane Mill Company, as well as the following entities, as associated individuals: Traders' National Bank; the estate of A.M. Cannon (executors of this estate were Harriett and Simon Oppenheimer); the estate of Solomon Oppenheimer (Harriett and Simon Oppenheimer were also executors of this estate); trustees of the estate of E.R. Brickell; and Harriet Oppenheimer, Sarah R. Scheeling, Clara Levy, and Tillie E. Baum, the mother and three sisters of Simon Oppenheimer.<sup>71</sup> Altogether, 25 people were named in the lawsuit. The motivation was that the Spokane Falls Water Power Company, now owned by the Dutch, believed that the company could resume business if regained title to the water rights in the upper river.<sup>72</sup>

The lawsuits dragged on for five years, in part because of the international nature of the exchanges. They were eventually settled in favor of the Dutch Amstermamsch Trustees Kantour, which in turn first sought to sell the assets to "eastern syndicates."<sup>73</sup> The assets were eventually sold to Washington Water Power.<sup>74</sup>

Simon Oppenheimer died in Texas in 1926 at age 64.<sup>75</sup> While in Mexico he had married a Katie DeWitt Jones of Texas (note that he had never divorced Amy Oppenheimer) and had a son, Branch Simmons. After his death, both of his widows sued his \$1,500,000 estate, a story that made the national press.<sup>76</sup> Named in the contest were Mrs. Amy Oppenheimer of San Francisco, who sued for one-third of the estate, and Mrs. Catalina DeWitt De Simmons of Morelia, Texas (near San Antonio). In her defense, Mrs. Amy Oppenheimer stated that Simon Oppenheimer had letters written to her by her husband during their 16-year separation.

Many people in Spokane, including Tillie Oppenheimer Baum, were impacted by Simon Oppenheimer's business losses, which can be seen in the defendants listed in the 1905

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<sup>69</sup> *San Francisco Call*, March 26, 1896. The City invested \$83,000 in stock in the Spokane Falls Water Power Company, "Waste of Sympathy," *Spokesman-Review*, October 29, 1897:4. "Given to the City," *Spokesman-Review*, November 19, 1897:6.

<sup>70</sup> "Revive a Famous Old Power Company," *Spokane Chronicle*, February 4, 1905:3.

<sup>71</sup> *Ibid.*

<sup>72</sup> John Fahey, "When the Dutch Owned Spokane," in David H. Stratton's *Spokane & the Inland Empire*. Pullman, WA: Washington State University Press, 1991:187.

<sup>73</sup> "They Want Power," *Spokesman-Review*, December 25, 1896:1.

<sup>74</sup> Fahey, *Op. Cit.*,

<sup>75</sup> Simon and Amy Oppenheimer had one daughter, Gladys Amy Simmons Kelly (1902-1933).<sup>75</sup>

<sup>76</sup> Oppenheimer's estate is referred to as that of Juan O. Simmons. He is also referred to as an Englishman, which is stated in his death certificate, as is the "fact" that both of his parents were English, although both were German. "2 Widows' Fight for Huge Estate," *Jackson Citizen Patriot* (Jackson, Michigan), May 30, 1930:1.

lawsuit. While personal impacts to Tillie and Isaac Baum were not reported per se, *The Spokesman-Review* reported news from New York in 1909 that that Mrs. Amy Simmons, ‘formerly a wealthy Spokane resident,’ was now a “charity patient” and being assisted by the millionaire mining king, Kaufman.<sup>77</sup> This same year, however, Tillie Baum bought the property for and developed the Avenida Apartments, which appears to have been a costly undertaking. Research did not reveal the source of funds for this undertaking, or whether any of the Baums’ social standing was affected by Simon Oppenheimer’s ruinous activities.

*The Oppenheimer Houses.*<sup>78</sup> There were two houses associated with Simon and Amy Oppenheimer in the period in which they lived in Spokane, between their marriage and when Simon left the city. Oppenheimer built a grand house at 2209 Pacific Avenue (2217 W. Pacific Avenue today) in which he married Amy Loryea in 1892.<sup>79</sup> He purchased the land for this house in 1888, which was said to be one of the largest in Spokane. The house was seized when Oppenheimer’s company and personal assets were taken and in 1895 he was listed as living in the Hotel Spokane.<sup>80</sup> The property was purchased by the Episcopal Diocese of Spokane, was expanded, and became known as Mary’s Hall. It was later named Brunot Hall after a benefactor and operated as a prestigious private boarding and day school for girls (Irma attended the school).<sup>81</sup> After World War I the building was converted to apartments and a theater. It was destroyed by fire in 1975 and was replaced by the Pacific Terrace apartments.<sup>82</sup>

In June of 1895 Oppenheimer bought the 1889 Glover Mansion at 8<sup>th</sup> and Washington (321 W. Eighth Avenue today), assuming a mortgage of \$30,000 and paying an additional \$1,200.<sup>83</sup> The newspaper reported that the house had been built in 1889 at a cost of about \$70,000.<sup>84</sup> Although the family held an event there no further information was found on the length of time Oppenheimer held the building. It is likely he lost it about 1895, when he lost his other business and personal assets.

## **ARCHITECTURAL CONTEXT**

### **The Stick Style**

The Baum House at 1830 W. Pacific Avenue is designed in the Stick Style, a Victorian-era style that shares some characteristics with the Queen Anne style, which followed it

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<sup>77</sup> “Rich Man Aids Amy Simmons,” *The Spokesman-Review*, June 10, 1909:14.

<sup>78</sup> In addition to the two houses mentioned here, Simon Oppenheimer also reportedly owned a house at 1601 W. Pacific in 1901. Hanauer-Oppenheimer,” *The Spokesman-Review*, November 30, 1890:7.

<sup>79</sup> “Oppenheimer-Loryea,” *The Spokesman-Review*, February 2, 1892:4.

<sup>80</sup> Bamonte, *Spokane, The Early Years . . .*, 109. *R.L. Polk & Co. Directories*, 1895.

<sup>81</sup> Wnek, Zachary, “Brunot Hall, Browne’s Addition Tour,” *Spokane Historical*, <https://spokanehistorical.org/items/show/311>, accessed September 2025.

<sup>82</sup> Mitchell, Edward H., “File” Brunot Hall, Protestant School for Girls, Spokane, Washington, jpg,” Wikipedia Commons, accessed September 2025.

<sup>83</sup> “Two Large Sales,” *The Spokesman-Review*, June 1, 1895:1.

<sup>84</sup> “Bought the Glover Place,” *The Spokesman-Review*, May 26, 1895:7.

and gained greater popularity.<sup>85</sup> In general, there are typically fewer Stick Style houses in communities or neighborhoods that developed during this period, both in Spokane and elsewhere. For example, the 2019 Browne's Addition Spokane Register of Historic Places nomination identified four Stick Style houses, including the Baum House, out of the 80 single-family residences that were included in the nomination.<sup>86</sup>



### **The Dwight House, a Stick Style house in Browne's Addition by Herman Preusse**

Stick Style houses are typically wood-frame houses with steeply pitched, front gable roofs, sometimes with trusses in the gable end; that display asymmetry in plan and section; and feature relatively open porches and box bays.<sup>87</sup> A distinctive feature, seen in the Browne's Addition Stick Style houses as well as elsewhere, is that selected areas of cladding, made up of panels of horizontal, vertical, or diagonal boards, are defined by "stickwork" of simple boards that are laid on the wall surface to delineate specific

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<sup>85</sup> The 2001 survey of the Baum House actually identified the house as being designed in the Queen Anne style, but the 2021 survey for the local historic district identified it as being a Stick Style house.

<sup>86</sup> Holly Borth, MS and Betsy H. Bradley, PhD, *Spokane Register of Historic Places Nomination, Browne's Addition Historic District*, 2019, Section 7, page 3. An additional house in the district at 1905 W. Pacific Avenue has been identified as a Stick Style house in other documents, including the Washington State Department of Archaeology and Historic Preservation webpage on architectural styles (accessed September 2025). Stick style houses that are mentioned are 1910 W. 1<sup>st</sup> Avenue, 1890; 2014 W 1<sup>st</sup> Avenue, 1889; 1631 S 1<sup>st</sup> Avenue, 1887; and 1830 W. Pacific Avenue, 1889 (subject house).

<sup>87</sup> Canted bays may also be present, as seen in the Baum House.

features or provide emphasis.<sup>88</sup> As described in *A Field Guide to American Houses*, “the rectangular areas above and below the windows are also filled with ornament (such as panels), and the box-bay window ensemble thus forms a continuous decorative element from window base to cornice line.” This can be seen in the Baum House in the window bays below the enclosed gable.<sup>89</sup> Windows are usually tall, narrow, double-hung sash placed individually or in pairs; stained glass may also be used for accent windows. Repetitive details such as cut-outs and/or knobs that enliven surfaces or elaborate trusses or brackets may also be present, but residences in Browne’s Addition are typically relatively plain and do not feature this level of embellishment.

There is some confusion about Stick Style and Queen Anne house styles, which can be seen in the surveys and nominations that have been prepared for Browne’s Addition in the past. The Baum House (1889) is a Stick Style house, evidenced by the qualities identified above. The Dwight House (1887), which is across the intersection from the Baum House at 1905 W. Pacific Avenue, also designed by Herman Preusse, is a good example of a Stick Style house in Browne’s Addition as well and is used to illustrate the style on the Washington State Department of Archaeology and Historic Preservation website.<sup>90</sup> The Dwight House is individually listed in the Spokane Register of Historic Places as a Queen Anne style residence. It is also a contributing property in the Browne’s Addition 1976 National Register of Historic Places historic district nomination, where it is described as follows: “Classic Queen Anne; two and one-half stories with centrally located brick chimneys, clapboard and shingle siding, and bayed east corner; one of the least altered houses in Browne’s Addition, even the landscaping is intact; owned by the Dwight family since construction.”<sup>91</sup> The Dwight House is listed as in the Queen Anne style in the 2019 Spokane Register historic district nomination for Browne’s Addition and the Baum House, which is quite similar in its original form, is listed as a Stick Style house.

For clarity, the 1898 Loewenberg-Roberts House at 1923 W. 1<sup>st</sup> Avenue is an excellent example of a Queen Anne style house. It displays the characteristics described for the style in the Browne’s Addition National Register nomination as follows: “These are multi-storied residences of frame construction with asymmetrical massing, pitched gable roofs, and angular bays and projections. Jig-sawed and spool-turned surface decoration related to the “Stick Style” and the Eastlake Style is occasionally seen, but far more typical are the variegated shingle siding, lunettes, Palladian windows, and leaded multi-paned windows which are hallmarks of the Queen Anne Revival.”<sup>92</sup> This house is

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<sup>88</sup> Virginia Savage McAlester, *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 2013 (1984):334.

<sup>89</sup> Ibid.

<sup>90</sup> “Stick Style 1870-1895,” Department of Archaeology and Historic Preservation, <https://dahp.wa.gov/historic-preservation/historic-buildings/architectural-style-guide/stick-style>, accessed September 2025.

<sup>91</sup> Patsy M. Garrett and Elisabeth Walton Potter, *National Register of Historic Places Inventory – Nomination Form, Browne’s Addition*, January 1976:Section 7, page 23. The Baum House is also called out as a Queen Anne style house in this nomination. Section 7, page 23.

<sup>92</sup> Garrett and Potter, *National Register nomination, Browne’s Addition*, Section 7, page 3.

individually listed in the Spokane Register of Historic Places and is contributing to the National and Spokane Registers of Historic Places.

Regardless of the stylistic features of the styles, both house styles complement the other historical styles and forms present in Browne's Addition that make up its compatible mix of historic single-family and historic and modern multi-family residences.

### **Architect Herman Preusse (1847-1926)<sup>93</sup>**

Herman Preusse, the first professional architect to practice in Spokane, was the designer of the Isaac and Tillie Baum residence.<sup>94</sup> Preusse was born in 1847 in Hanover, Germany. After his early education, when he studied engineering, he gained architectural experience working for his stepfather, a well-known architect Wilhelm Mehl in Germany, for three years. He then began his architecture studies at the College for Applied Science and Art in Holzminden, Germany, Germany's first school of architecture.<sup>95</sup>

Preusse's university recommended him for his first professional project, to supervise the construction of the Bessemer steel works at Osnabruck, Germany.<sup>96</sup> After completing this project he immigrated to New York at the age of 23, arriving in June 1870. He then traveled to Chicago, where he worked for the North Chicago Rolling Mills, which served the railroad industry in the 1870s and 1880s, at about the time they installed a Bessemer furnace.<sup>97</sup> He left Chicago in 1871 for health reasons, after the Great Fire of 1871, AND worked for a period of time in San Bernadino, California. And after making stops in San Francisco, Sterling, Kansas, and Kansas City, Missouri, Preusse ventured to Spokane in 1882 to further his career.<sup>98</sup>

In 1883, when the Northern Pacific Railroad successfully constructed a line that connected Spokane with Chicago and beyond, Spokane's officials sought an architect to assist with the design of new downtown commercial buildings that would boost its image as 'a progressive and prospering city.'<sup>99</sup> Fortuitously, they found assistance in achieving their goals in Herman Preusse.

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<sup>93</sup> Adapted from Diana J. Painter, *Spokane Register of Historic Places Nomination Form, Union Block*, August 2025.

<sup>94</sup> Lisa Kalhar Melton, "Herman Preusse, Spokane's First Architect: His Commercial and Public Buildings," M.A. Thesis, University of Oregon, June 2001:2.

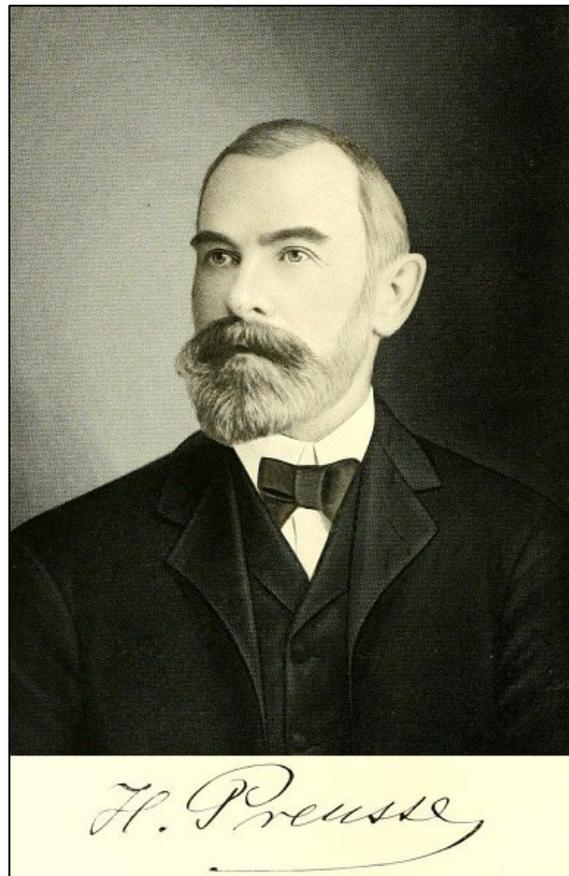
<sup>95</sup> Herman Preusse (Architect), Pacific Coast Architecture Database, <https://pcad.lib.washington.edu/person/3448/>, accessed July 2025.

<sup>96</sup> "Herman Preusse," *Spokane and the Spokane Country Pictorial and Biographical De Luxe Supplement*, Vol 1. Spokane, WA: The S.J. Clarke Publishing Company, 1912:261.

<sup>97</sup> Herman Preusse (Architect), Pacific Coast Architecture Database, <https://pcad.lib.washington.edu/person/3448/>, accessed July 2025.

<sup>98</sup> "Herman Preusse," *Spokane and the Spokane Country* . . . 261.

<sup>99</sup> Stefanie Pettit, "Landmarks: Spokane's first architect left mark on city," *The Spokesman-Review*, June 5, 2014. See also Lisa Kalhar Melton, "Herman Preusse, Spokane's First Architect: His Commercial and Public Buildings," M.A. thesis, University of Oregon, June 2001:2.7.



**Architect Herman Preusse**

Preusse had a successful career in Spokane before the Great Spokane Fire. He was credited in the 1912 *History of the City of Spokane and Spokane County Washington* as ‘contributing perhaps more largely to the upbuilding of Spokane in his line of business than any other one man.’<sup>100</sup> When a fire destroyed 32 blocks of downtown Spokane in 1889, Preusse further enhanced his professional reputation by taking an important role in rebuilding the city. At the time, the newspaper said of him, “He has supintended [sic] the construction of some of our finest blocks, which stand as evidence to his proficiency.”<sup>101</sup>

Despite the setback of the fire, he went on to hold the distinction of undertaking more contracts for building in the years directly after the fire of 1889 than any other architect in the city.<sup>102</sup> Preusse entered into a partnership with Julius Zittell in 1893. From this point on, Preusse continued to design buildings on his own and with Zittell, who also served as the Washington State Architect in this time frame. It is from this post-fire era of his

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<sup>100</sup> “Herman Preusse,” *Spokane and the Spokane Country Pictorial and Biographical De Luxe Supplement*, Vol 1. Spokane, WA: The S.J. Clarke Publishing Company, 1912:261.

<sup>101</sup> [H. Preuss], *The Spokesman-Review*, March 8, 1884:3.

<sup>102</sup> Linda Yeomans, *Spokane Register of Historic Places Nomination, Bennett Block*, January 21, 2015:18, quoting EWSHS, *Seattle Skyline* . . .42.

career and his partnership with Zittel that we know the most about his architectural production.

Naturally Preusse's works that were constructed after the 1889 fire are the most available for study, as his own work and his and his partner Julius Zittel's buildings from this era are more likely to have survived. There are quite a few resources available that discuss Preusse or Preusse and Zittel's commercial, educational and religious works. Early accounts are in his 1926 obituary and in the 1912 profile of Preusse in *Spokane and the Spokane Country Pictorial and Biographical De Luxe Supplement*, where buildings by Preusse are noted as the Auditorium building, the Jamison block, the Blalock building, the Fernwell block, the Granite building, the Ziegler building, and the Victoria and Pacific hotels, among others.<sup>103</sup> This is just a handful of the numerous significant buildings attributed to Preusse or Preusse and Zittel.<sup>104</sup> Others include buildings on the Gonzaga campus, for which he was the official architect, including the St. Aloysius Church; Holy Names Academy; the Cathedral of Our Lady of Lourdes, Riverside Historic District; Temple Emanu-El (no longer extant); the Chamber of Commerce Building (Riverside Historic District); and the Carnegie Library (Riverside Historic District).

Less is known and/or published about Preusse's residential structures. They include:

- the Judge L. F. Nash House, (PCAD, no address), 1886;<sup>105</sup>
- the Herman and Rosa Preusse House, 1219 W. 11<sup>th</sup> Avenue, 1890;
- the Mary E. Dwight House, 1905 W. Pacific, 1890;
- the Heutter House, Gonzaga campus (moved), 1897;
- the Mrs. Theresa Perlinger House (PCAD, no address), 1900;
- the S. Haas House (PCAD, no address), 1900;
- the James Monaghan House, Gonzaga Campus, 1902;
- the Dorman House, 903 W. 8<sup>th</sup> Avenue, 1911; and
- the Dr. A.P. Tilmont House (PCAD, no address) 1911.

A second Preusse House is noted as 1807 W. 6<sup>th</sup>. A permit date of 1907 associates the house with Abe Levitz and a permit date of 1912 associates it with Herman Preusse.

Preusse's work in Spokane that is associated with the Jewish community include the Temple Emanu-El (no longer extant) designed by Preusse in 1892, which was the first Jewish synagogue built in the State of Washington, beating Seattle's Ohaveth Sholum by

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<sup>103</sup> Note that works that are listed in his 1926 obituary or in the 1912 *Spokane and the Spokane Country . . . history or may no longer be extant or may be known by other names now. Herman Preusse, Architect, Dies," The Spokesman-Review, December 11, 1926:1. Durham, Spokane and the Spokane Country . . . 262.*

<sup>104</sup> Later resources on Preusse and Zittle include Lisa Kalhar Melton's M.A. thesis from the University of Oregon entitled, "Herman Preusse, Spokane's First Architect: His Commercial and Public Buildings;" Sally Woodbridge and Roger Montgomey's *A Guide to Architecture in Washington State*; and the Pacific Coast Architecture Database (PCAD).

<sup>105</sup> In a 1986 article on the building, the house is noted as designed by Judge Nash's wife.

just days.<sup>106</sup> A wood-frame building, it was used until a new temple was built in the 1920s. Another building that is significant in Spokane's Jewish history is today's Peyton Building, which was designed by Preusse as the Great Eastern Building and constructed in 1890, shortly after the Great Fire of 1889. The structure was built by Nathan Toklas, who was the manager and a partner in the Great Eastern Company and a prominent member of Spokane's Jewish community. In 1898 the building burned, leaving only its exterior walls and some charred interior columns. It was purchased by Colonel Isaac N. Peyton in 1898 with the intention of rebuilding it. Today's Peyton Building retains the building's 1898 exterior façade, which actually dates back to the 1890 Great Eastern Building, as it was rebuilt reusing the original walls of the early building by Preusse.<sup>107</sup> The Peyton Building and Annex are listed in the National and Spokane Registers of Historic Places. The Dwight House (1887) on Pacific Avenue is individually listed in the Spokane Register of Historic Places, as well as being contributing to the National and Spokane Register of Historic Places historic districts (as is the Baum House).

Herman Preusse was Spokane's first professional architect and its longest practicing architect at the end of his career. He made his name in the city before the Great Fire of 1889 and again after the fire, helping to rebuild the city along with his partner Julius Zittell. Although some of his buildings have been lost over time, many of his most important structures remain and many are listed in the National and Spokane Registers of Historic Resources. Additional documentation and nominations of his residences will augment the record on this significant architect.

### **STATEMENT OF SIGNIFICANCE**

The 1889 Isaac and Tillie Baum House at 1830 W. Pacific Avenue is significant and eligible for listing in the Spokane Register of Historic Places under Category A in the area of Ethnic Heritage, European, for its association with the first group of Jewish immigrants who settled in Spokane in the mid-1880s and whose roots were in Germany (Isaac Baum was from Germany, as was Tillie's family). Tillie Baum and a sister, Mrs. Ben Sheeline, are said to be the first Jewish women to have settled in Spokane.<sup>108</sup> The house is also significant under Category B, for its association with Tillie Oppenheimer Baum, a leader in the Jewish community who developed the luxurious 1909 Avenida Apartments, a 14-unit building designed by the highly regarded architect W.W. Hyslop, which is individually listed in the Spokane Register of Historic Places. Mrs. Baum and her husband Isaac were among the Jewish settlers who founded the Temple Emanu-El, Washington State's first Jewish synagogue. She also served as president and vice president of Sorosis, the first women's club in Spokane, of which she was a member for 26 years. She was also active and served on the boards of several other civic

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<sup>106</sup> Jim Kershner, "The first synagogue in the state, Spokane's Temple Emanu-El, is dedicated on September 14, 1892," *Historylink.org*, May 2, 2008.

<sup>107</sup> The building exterior was rebuilt and the interior redesigned by the firm of Cutter & Malmgren.

<sup>108</sup> Some sources just mention Tillie Baum as the first Jewish woman, while Rabbi David Levine, writing in 1912, mentions Tillie Baum and her sister (p. 579), as does a subsequent chronicler from the congregation, Moses Janton, in 1926.

organizations, including the Council of Jewish Women. The Baum House was designed by Herman Preusse, another German immigrant, who was the most prominent architect in Spokane in his day and also designed the first Temple Emanu-El and the downtown commercial building in which Isaac Baum had his business. The Period of Significance for the house is 1889, the date of construction, to 1920, the date of Mrs. Baum's death, when she and her husband were living in the apartment building that she developed. This encompasses the period of time in which Mrs. Baum was active in the arts, philanthropy, development, the Jewish community, and civic activities in Spokane. The Baum House is contributing to the Browne's Addition National and Spokane Register of Historic Places historic districts.

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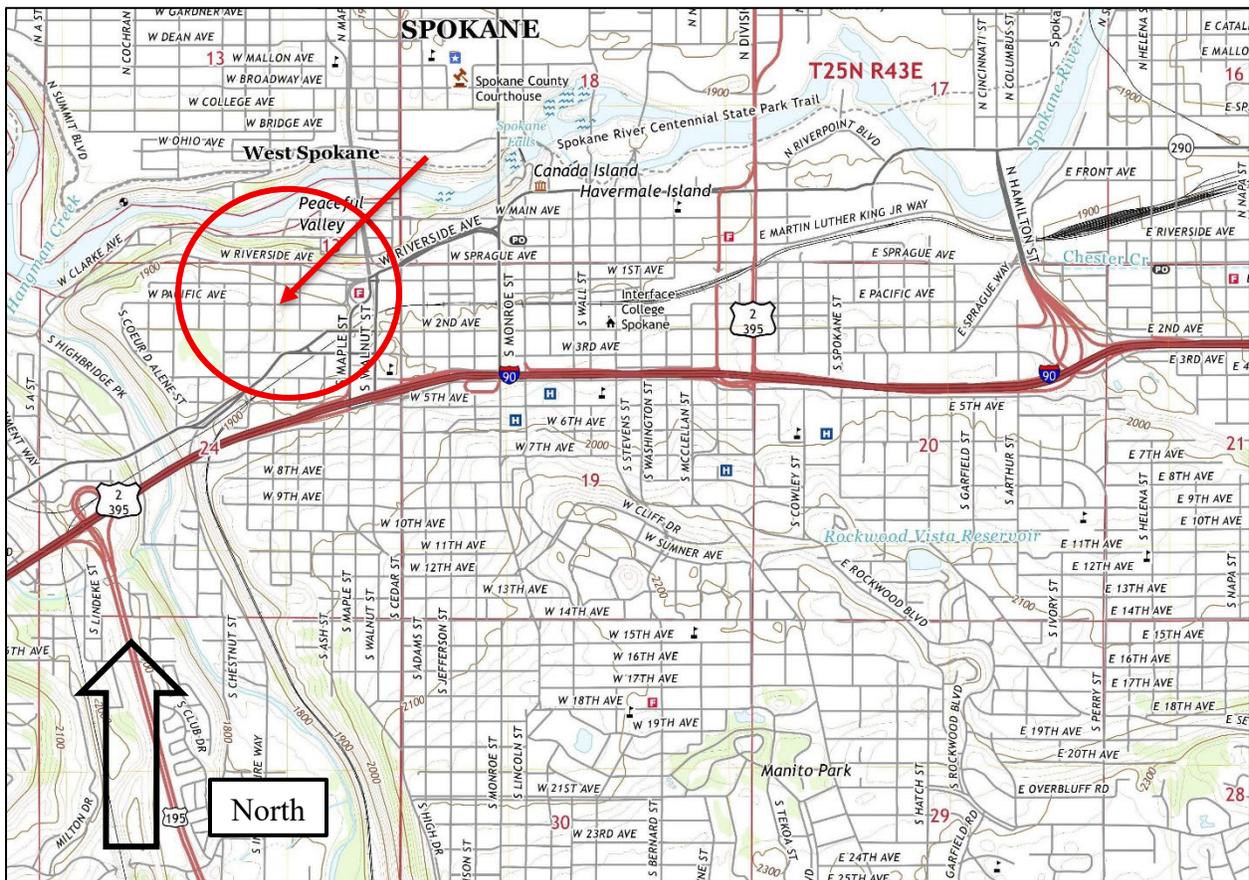
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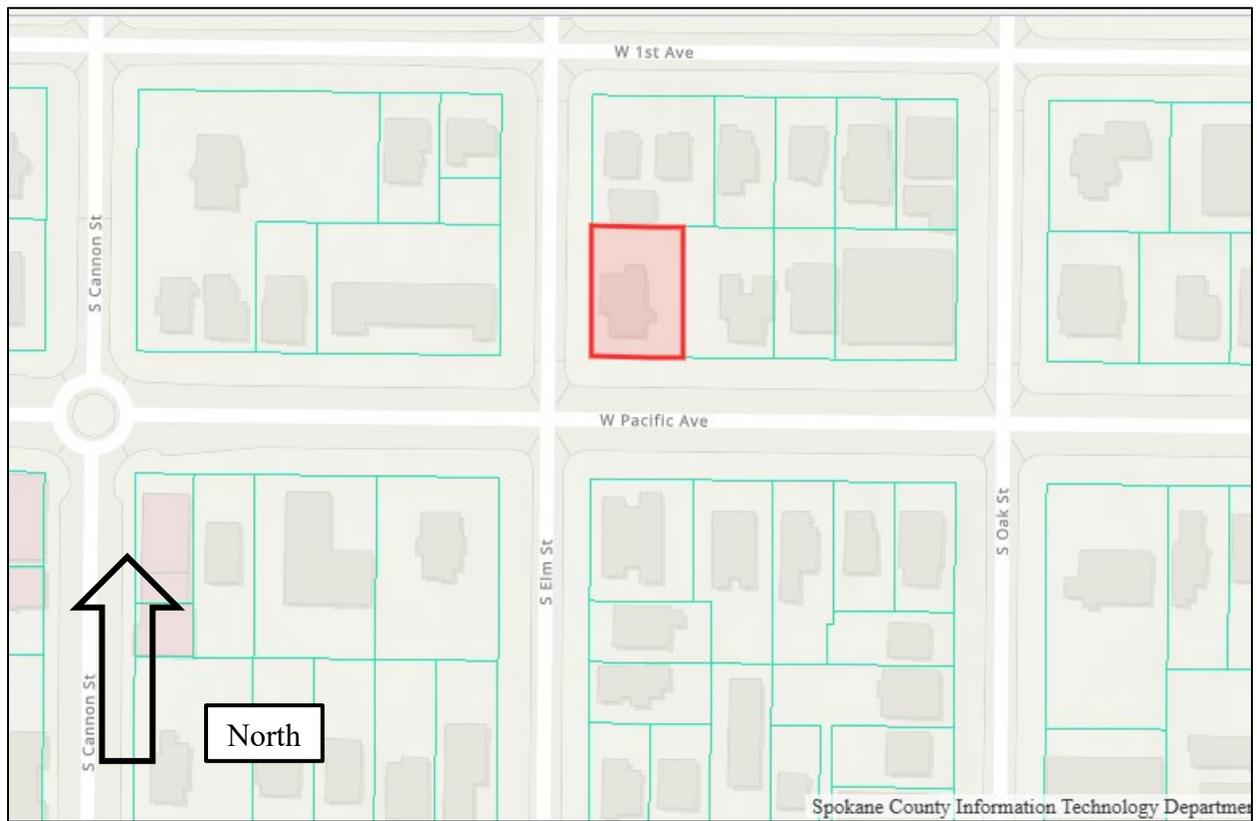
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Figure 1: Site location map, Spokane NW 7.5 minute quadrangle

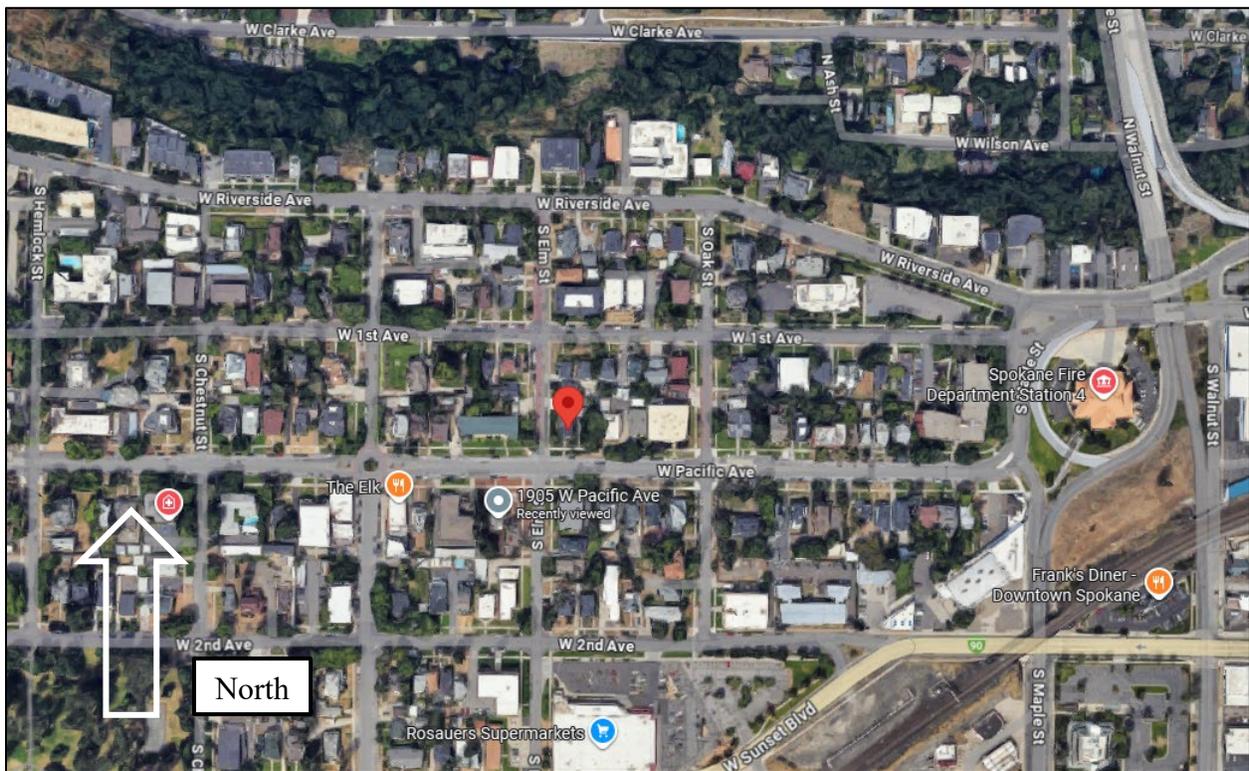


**Figure 2:** Site parcel map



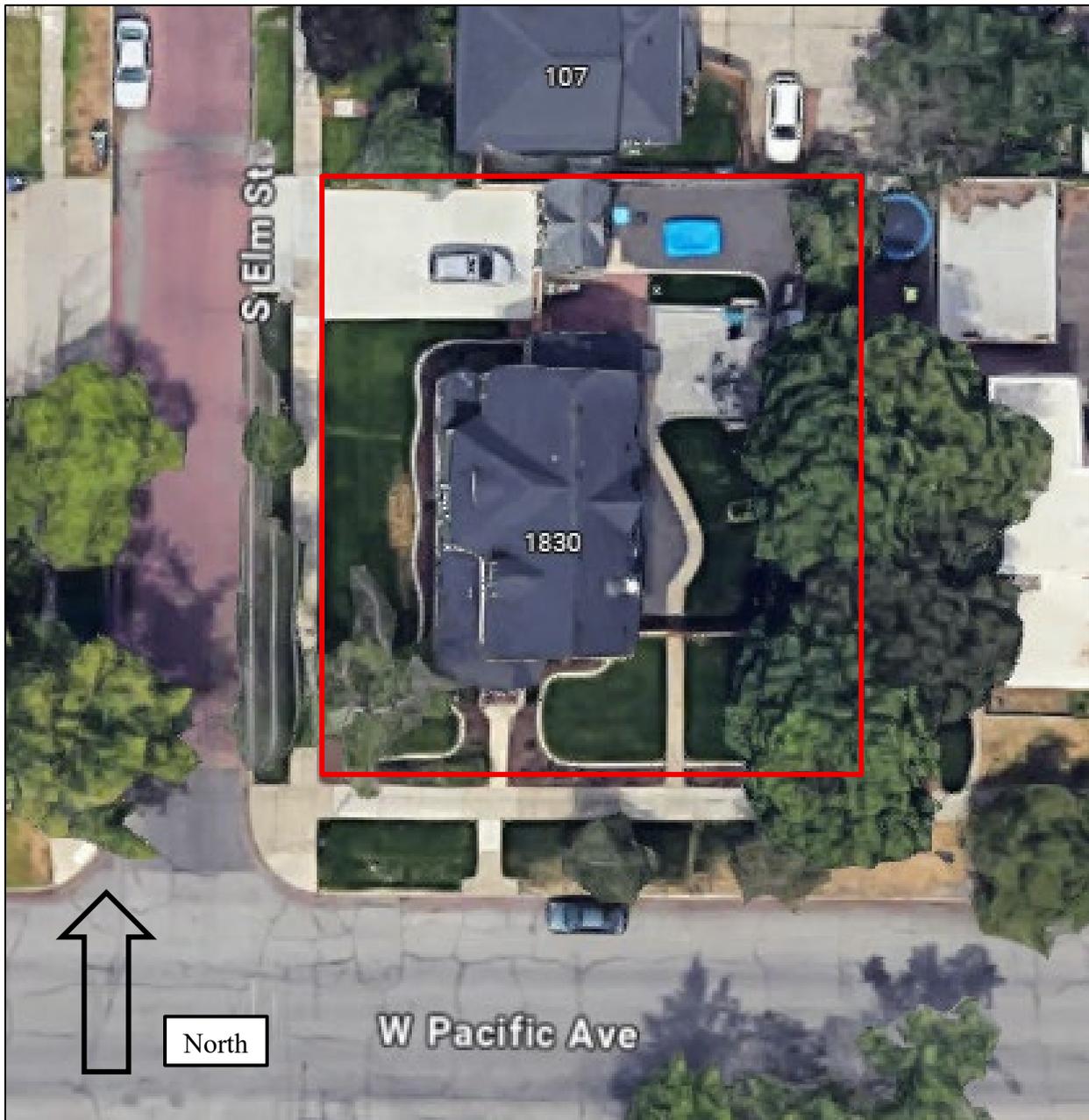
Source: Spokane County Assessor

**Figure 3:** Neighborhood context



Source: Google Maps

**Figure 4:** Aerial site plan



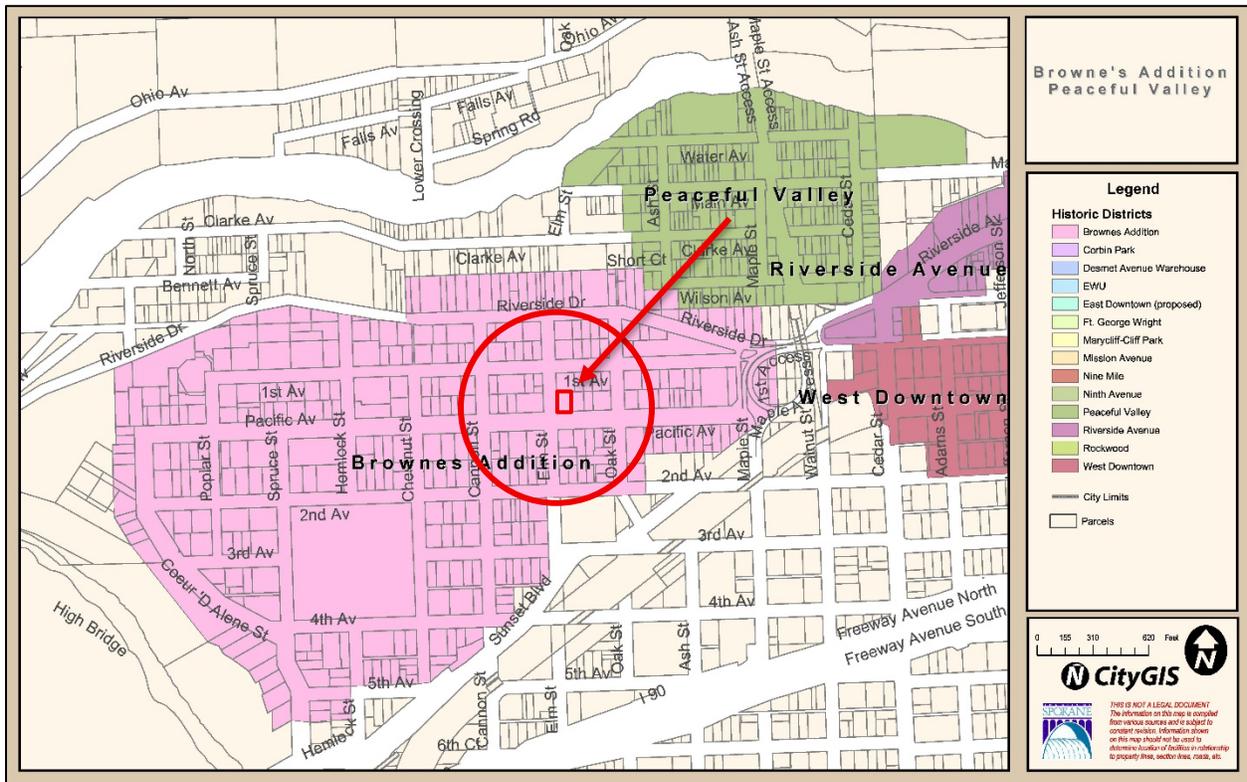
Source: Google Maps

**Figure 5:** Proposed floor plans in 2021



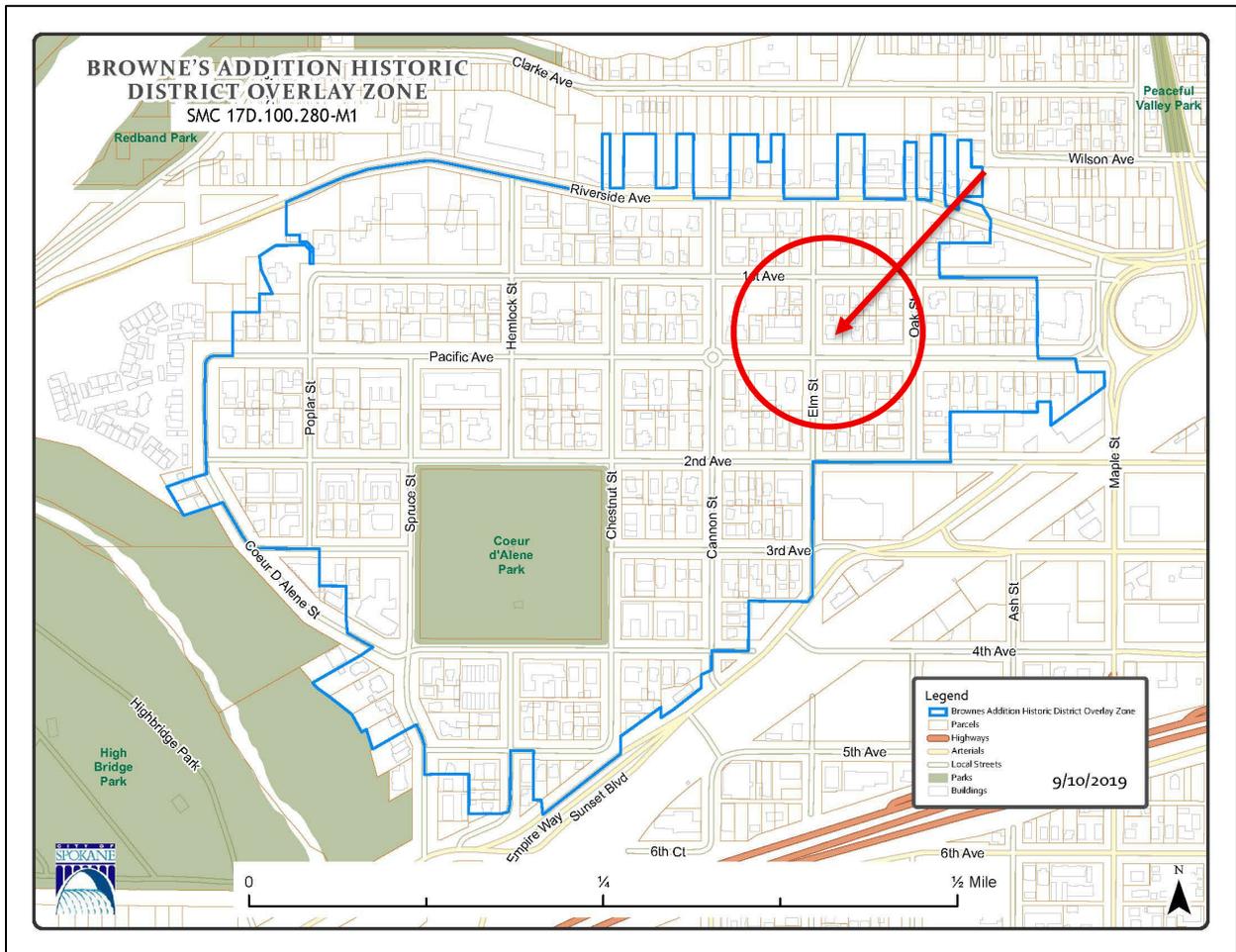
*Source: Property owner Alec Haldeman*

**Figure 6:** Property location in Browne's Addition National Register Historic District



Source: Spokane City/County Historic Preservation Office

**Figure 7:** Property location in Browne's Addition Spokane Register Historic District



Source: Spokane City/County Historic Preservation Office

Figure 8: Baum & Co. advertisement, 1890

E. J. BRICKELL, Pres.      ISAAC BAUM, Vice Pres. and Mgr.      A. F. LEVY Sec

# BAUM & CO.,

INCORPORATED.

Office and Salesrooms 113 Howard st.    Warehouse opp. N. P. depot  
Wholesale and Retail Dealers in

## Paints, Oils, Glass, Wall Paper and Artists' Materials.

Agents for French and Belgian Plate Glass, Leaded  
Stained, Cut and Mosaic Glass.

### Manufacturers of the Celebrated Diamond B Paint.

Sole Agents for Platt & Washburn Refining Co.'s

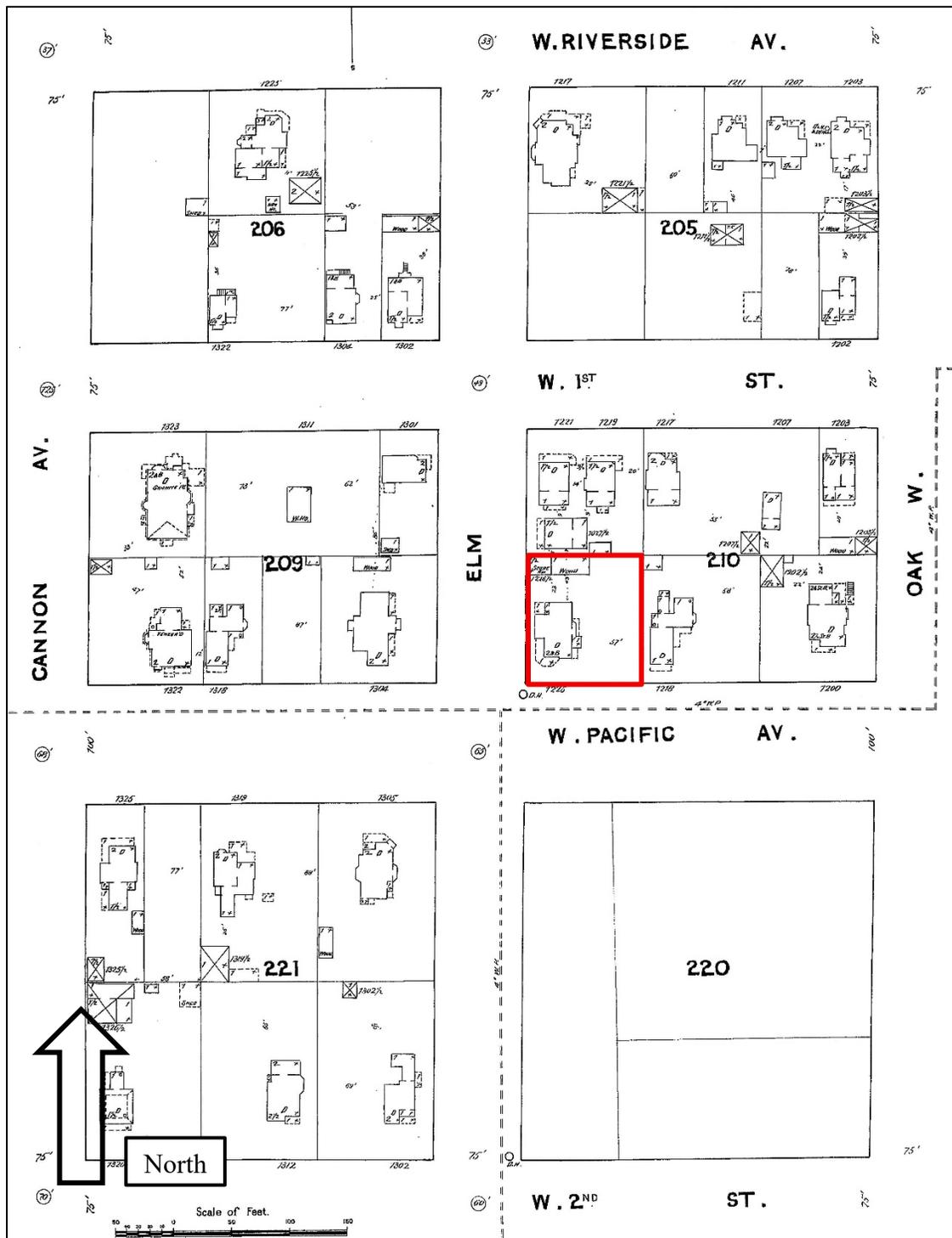
## LUBRICATING OILS.

Sole Agents for Berry Bros. VARNISHES. Estimates given on all  
Kinds of glasswork.

### BAUM & CO., Howard st.

Source: Spokane Falls Review

Figure 9: Sanborn Fire Insurance map, 1891, showing new Baum House



Source: Sanborn Fire Insurance maps

**Figure 10:** Articles on the construction of the Avenida Apartments by Mrs. Baum

**TO BUILD FLATS  
ON PACIFIC AVENUE**

---

Mrs. Isaac Baum to Erect Three-  
Story Building at Cost of  
\$35,000.

---

**BUYS SITE FOR \$6500**

---

Ground 75x150 Bought From Arthur  
Cowley—Flats to Contain  
14 Modern Suites.

*Source: The Spokesman-Review, 1909*

**FINISHING TOUCHES  
ON NEW AVENIDA**

---

\$45,000 Apartments on Pacific Near  
Cannon Ready for Occupancy  
March 1.

---

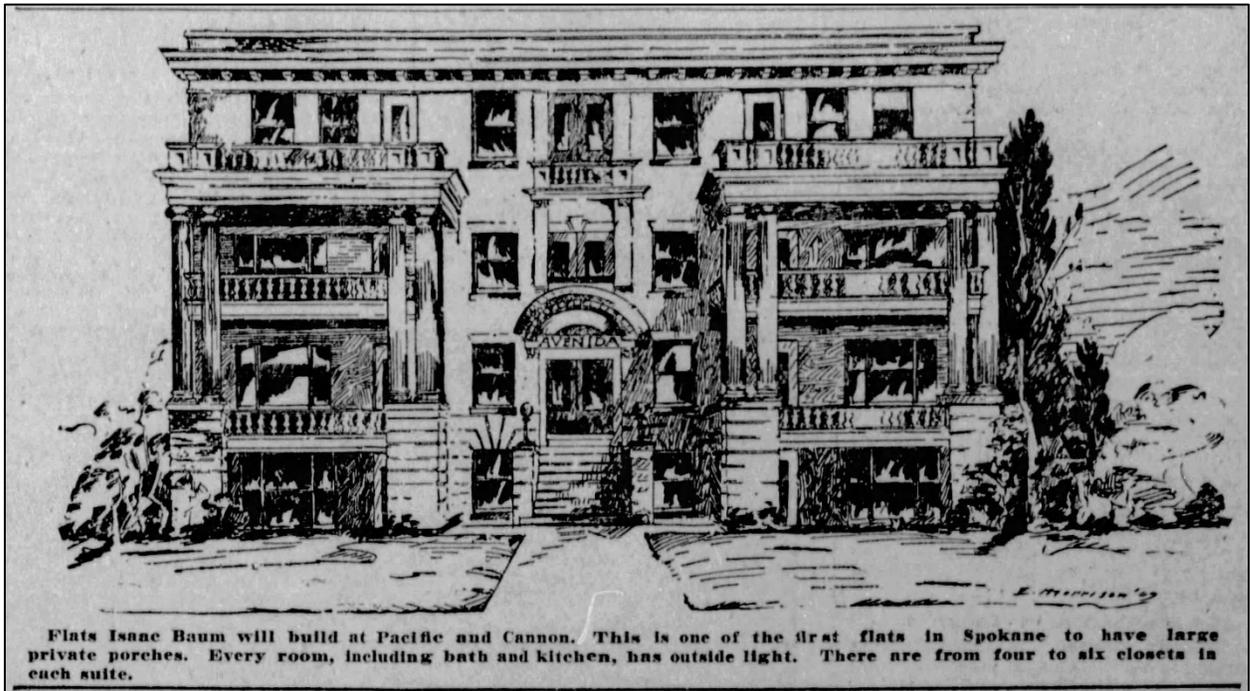
**BUILDER, MRS. ISAAC BAUM**

---

Four-Story Brick Structure Combines  
Artistic Qualities and Con-  
venient Arrangement.

*Source: The Spokesman-Review, 1910*

**Figure 11:** Rendering of apartment building published in the August 8, 1909 issue of the Spokesman Review



Flats Isaac Baum will build at Pacific and Cannon. This is one of the first flats in Spokane to have large private porches. Every room, including bath and kitchen, has outside light. There are from four to six closets in each suite.

Source: *The Spokesman-Review*

**Figure 12:** The Avenida Apartments today



*Source: Spokane City/County Historic Preservation Office*

**Figure 13:** Mrs. Tillie Oppenheimer Baum in 1920



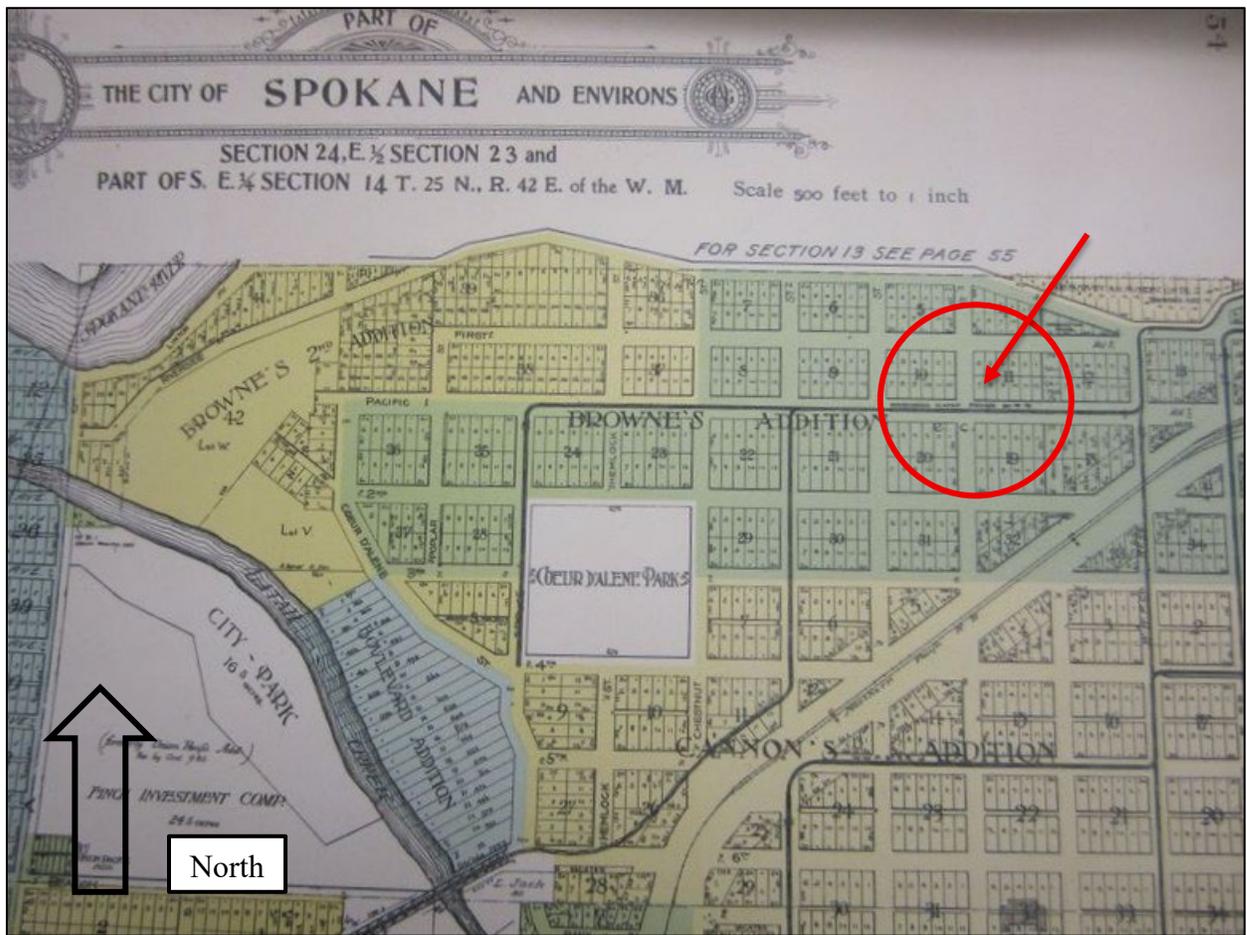
*Source: The Spokesman-Review*

**Figure 14:** Temple Emanu-El, Spokane's first Jewish Temple, constructed 1892



*Source: Historylink.org*

Figure 15: Trolley routes in Browne's Addition neighborhood in 1912



**Figure 16:** Diagram of a Stick Style house



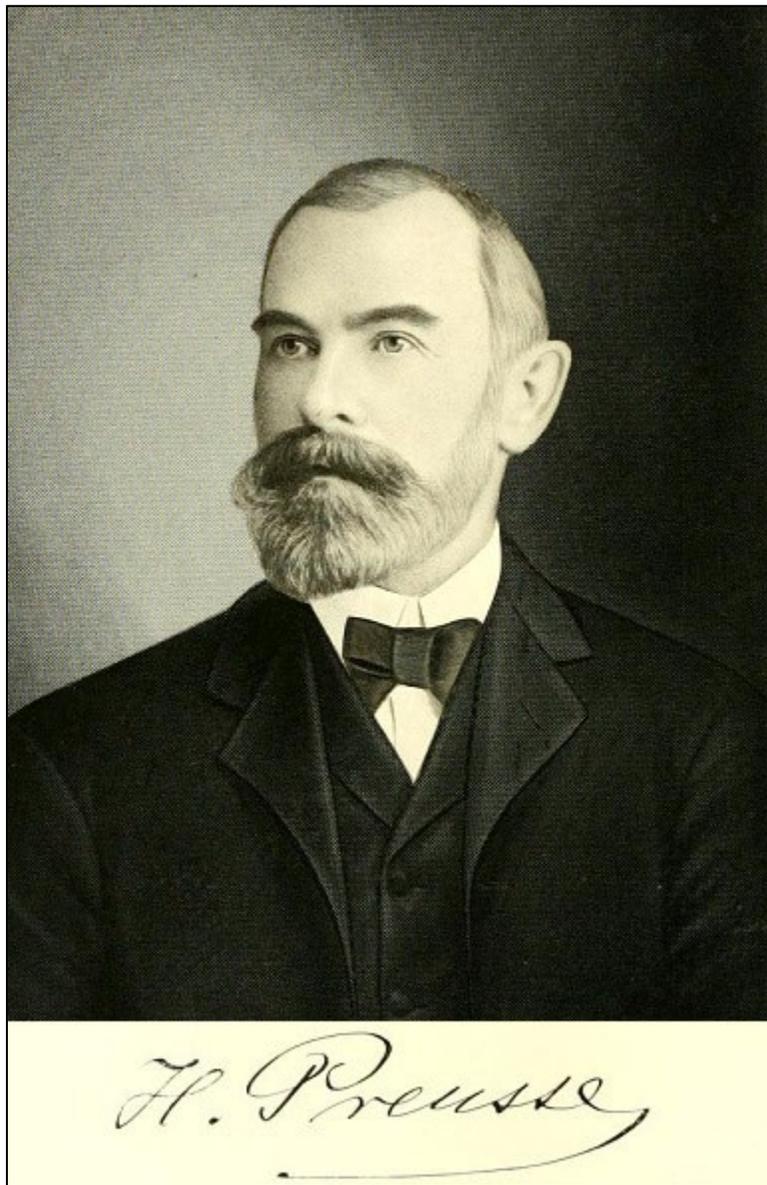
*Source: A Field Guide to American Houses*

**Figure 17:** Dwight House, 1887, Browne's Addition (west façade)



*Source: Washington State Department of Archaeology and Historic Preservation*

**Figure 18:** Architect Herman Preusse



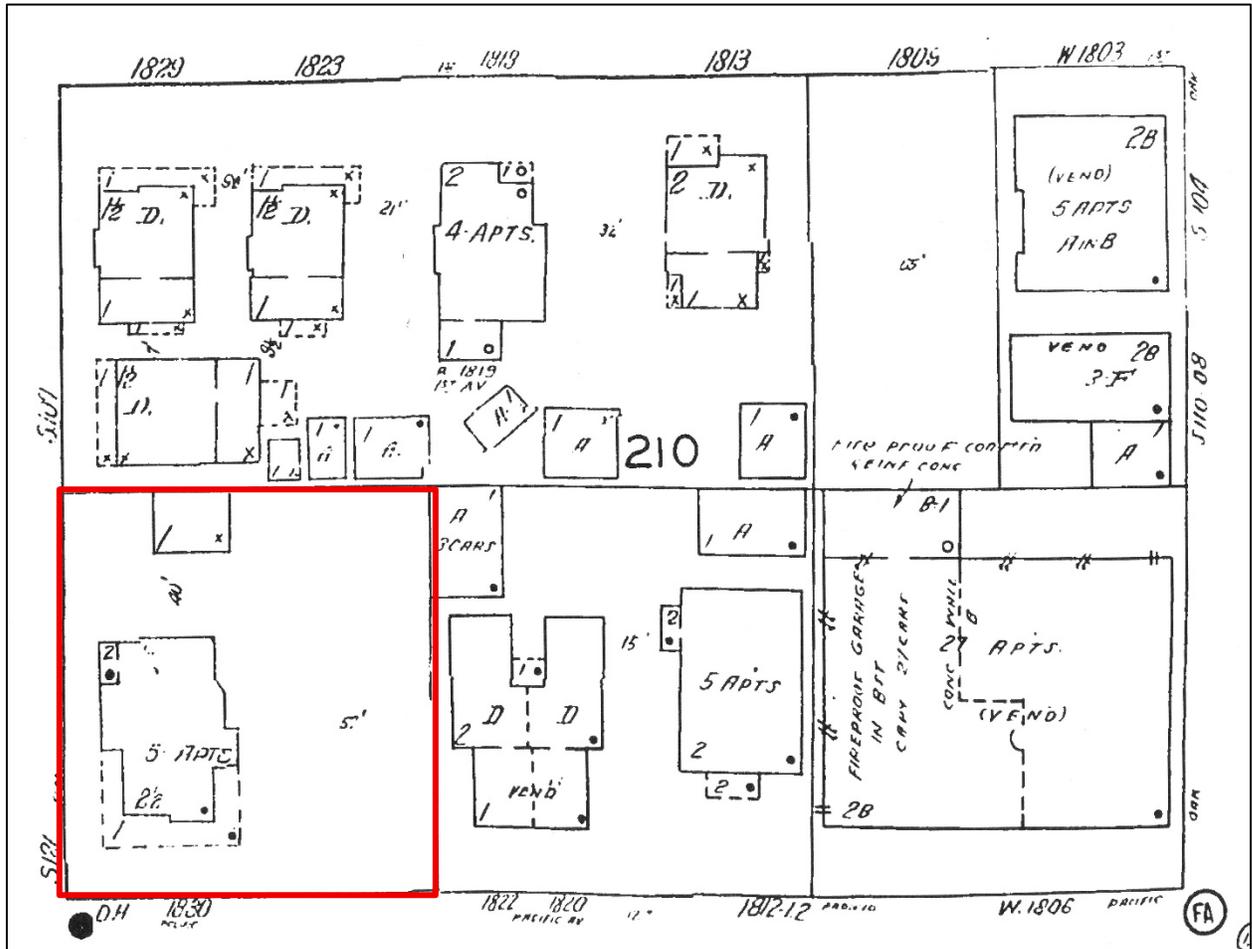
**Figure 19:** Simon and Amy Oppenheimer House at 2107 W. Pacific Avenue (left side) (no longer extant)



**Figure 20:** The Spokane Flour Mill (left); the Phoenix Mill (right)



**Figure 21:** Sanborn Fire Insurance map showing Baum House in 1950 (note apartments)

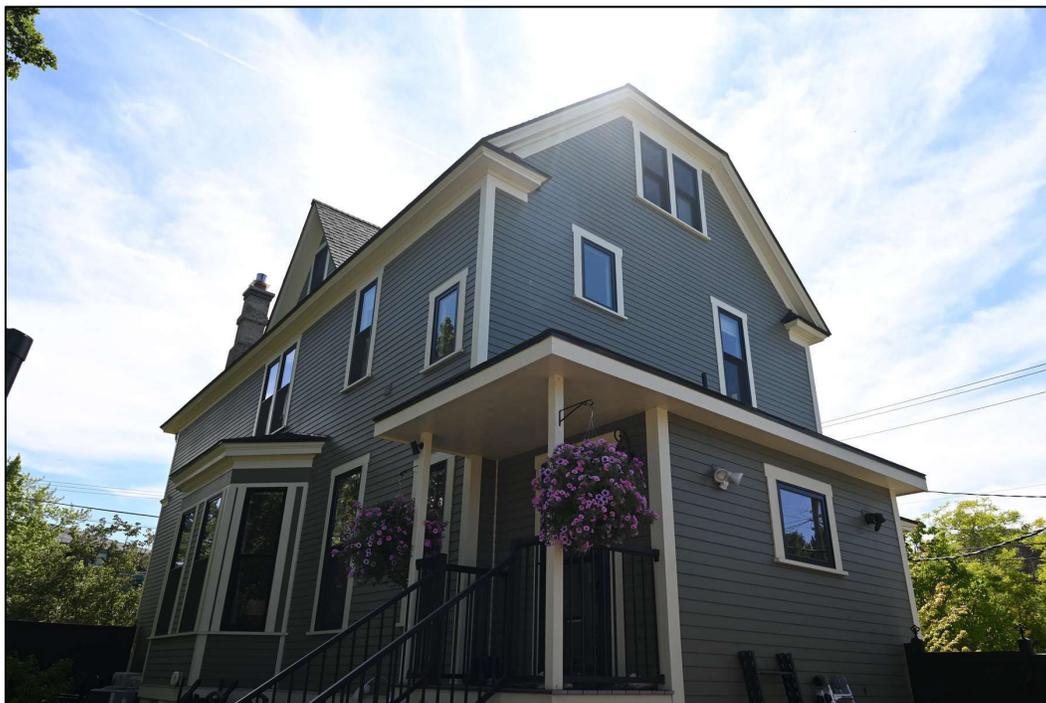


Source: Sanborn Fire Insurance map

**Photo 1 of 15:** Front (south) and east side façade, looking northwest



**Photo 2 of 15:** East side and rear (north) façade, looking southwest



**Photo 3 of 15:** West side and front (south) façade, looking northeast



**Photo 4 of 15:** Main stairway, looking down into hall and living room



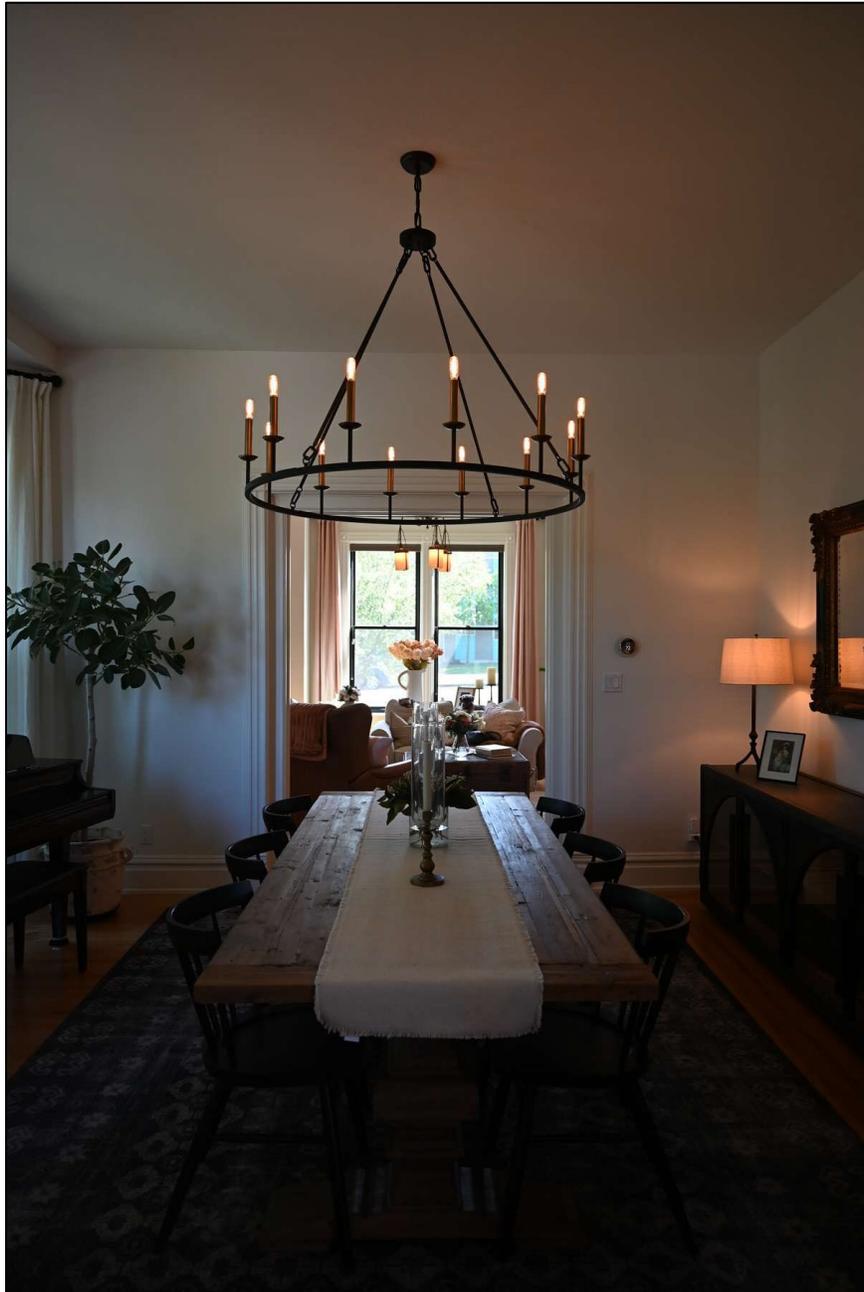
**Photo 5 of 15:** Entryway hall, looking north into sitting room



**Photo 6 of 15:** Looking northwest into dining room from living room, note bay window



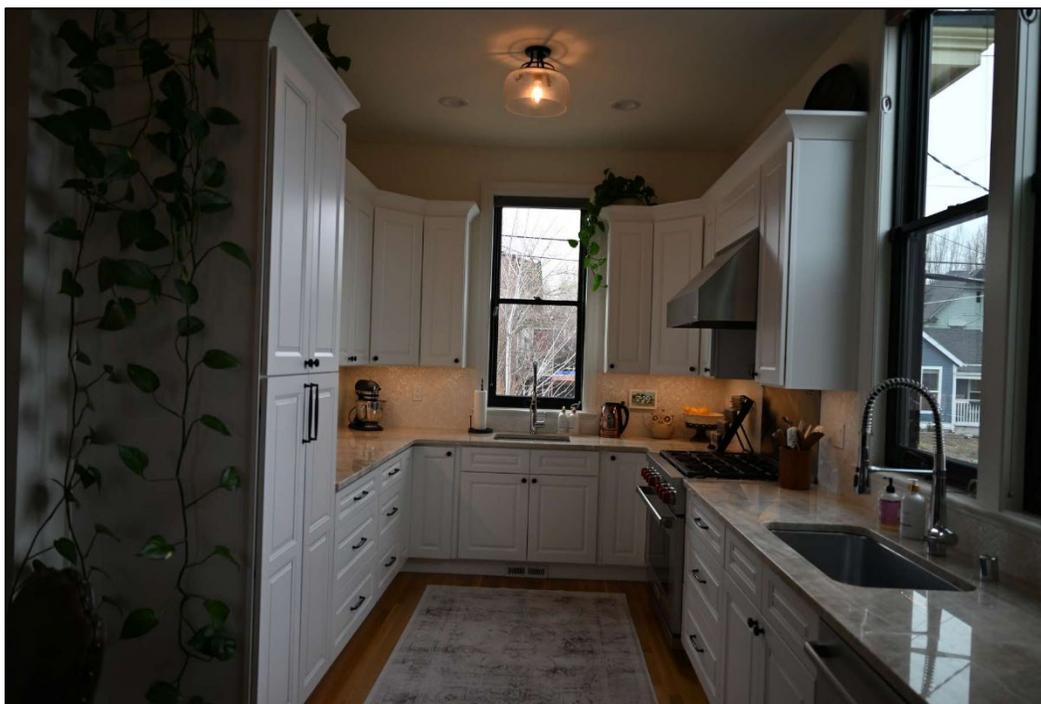
**Photo 7 of 15:** Dining room, looking south into living room



**Photo 8 of 15:** Breakfast nook, looking west into kitchen



**Photo 9 of 15:** Kitchen, looking west



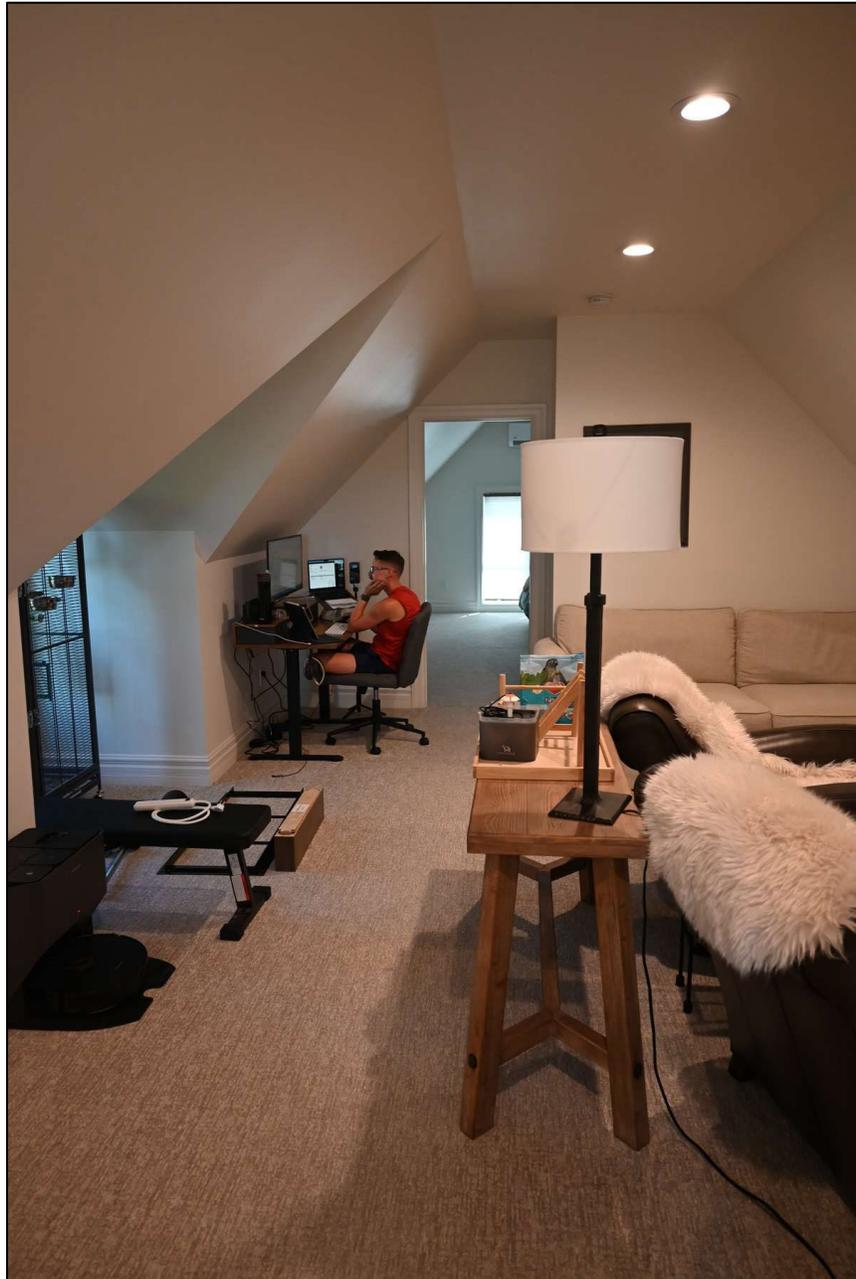
**Photo 10 of 15:** View down front stairs to entry hall, looking south



**Photo 11 of 15:** Master bedroom, looking east, windows typical



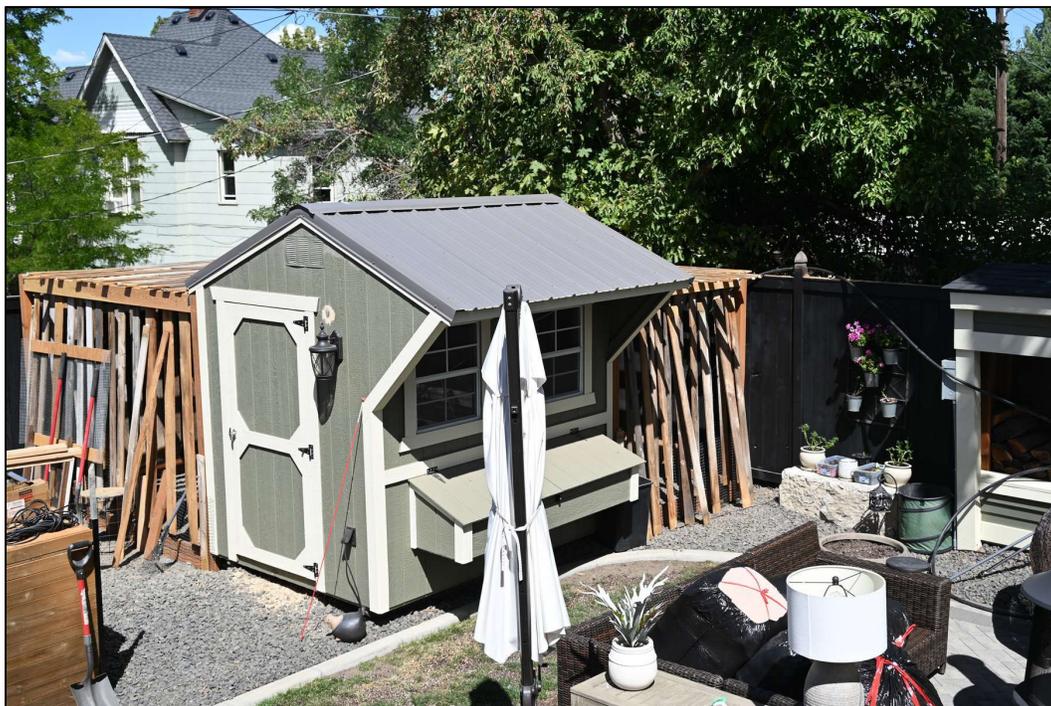
**Photo 12 of 15:** Attic office, looking north



**Photo 13 of 15:** Garage, south and east side façades, looking northwest



**Figure 14 of 15:** Chicken coop in northeast corner of east side yard



**Figure 15 of 15:** Looking south from east side yard



**Agenda Sheet for City Council:****Committee:** Public Safety **Date:** 12/01/2025**Committee Agenda type:** Discussion**Date Rec'd**

11/10/2025

**Clerk's File #**

OPR 2026-0006

**Cross Ref #****Project #****Council Meeting Date:** 01/26/2026**Submitting Dept**

MUNICIPAL COURT

**Bid #****Contact Name/Phone**

AMY HARTE 625-4189

**Requisition #**

2026 FUNDS

**Contact E-Mail**

AHARTE@SPOKANECITY.ORG

**Agenda Item Type**

Contract Item

**Council Sponsor(s)**

ZZAPPONE BWILKERSON MCATHCART

**Sponsoring at Administrators Request**

NO

**Lease?** NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

INTERLOCAL AGREEMENT FOR COSTS INCIDENT TO JURY MANAGEMENT

**Agenda Wording**

Interlocal agreement between Spokane Municipal Court, Spokane District Court, and Spokane Superior Court for costs incident to jury management services for January 1, 2026 through December 31, 2028.

**Summary (Background)**

The purpose of this Agreement is to set forth the understanding of the terms and conditions under which Superior Court will provide System services to Municipal Court. For the purpose of this Agreement, the System is described as summoning, qualifying, organizing, tracking, providing and compensating jury panels for Municipal Court. Through this agreement Municipal Court shall meet the responsibilities under RCW 39.34.180.

**What impacts would the proposal have 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?**

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

**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?**

**Council Subcommittee Review**

<b>Fiscal Impact</b>			
Approved in Current Year Budget? YES			
Total Cost	\$ 36,000		
Current Year Cost	\$ 36,000		
Subsequent Year(s) Cost	\$ 36,000		
<b><u>Narrative</u></b>			
<b>Amount</b>	<b>Budget Account</b>		
Expense \$ 36,000	# 0560-13100-12510-54261-99999		
Select \$	#		
<b>Funding Source</b> N/A			
<b>Funding Source Type</b> Select			
<b>Is this funding source sustainable for future years, months, etc?</b>			
<b>Expense Occurrence</b>	Recurring		
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>			
<b>Approvals</b>		<b>Additional Approvals</b>	
<b>Dept Head</b>	HARTE, AMY	<b><u>PURCHASING</u></b>	NECHANICKY, JASON
<b><u>Division Director</u></b>	LOGAN, MARY		
<b><u>Accounting Manager</u></b>	BUSTOS, KIM		
<b><u>Legal</u></b>	SCHOEDEL, ELIZABETH		
<b><u>For the Mayor</u></b>	PICCOLO, MIKE		
<b>Distribution List</b>			
Mary Kuney mkuney@spokanecounty.org		Josh Kerns Jkerns@spokanecounty.org	
Al French afrench@spokanecounty.org		Amber Waldref awaldref@spokanecounty.org	
Ginna Vasquez gvasquez@spokanecounty.org		Chris Jordan cjordan@spokanecounty.org	
Kristin O'Sullivan kosullivan@spokanecity.org		Ashley Callan acallan@spokanecounty.org	
Amy Harte aharte@spokanecity.org		Derrek Daniels ddaniels@spokanecity.org	

**INTERLOCAL AGREEMENT FOR COSTS INCIDENT  
TO JURY MANAGEMENT SERVICES IN THE CITY OF SPOKANE  
(January 1, 2026-December 31, 2028)**

**THIS AGREEMENT**, made and entered into by and among **Spokane County**, a political subdivision of the State of Washington, having offices for the transaction of business at 1116 West Broadway, Spokane, Washington 99260, hereinafter referred to as “**COUNTY**,” the **City of Spokane**, a municipal corporation of the State of Washington, having offices for the transaction of business at 808 West Spokane Falls Blvd., Spokane, Washington 99201, hereinafter referred to as “**CITY**” and **Spokane County Superior Court**, having offices for the transaction of business at 1116 West Broadway, Spokane, Washington 99260, hereinafter referred to as the “**COURT**,” jointly hereinafter referred to as the “**PARTIES**.”

**W I T N E S S E T H:**

**WHEREAS**, pursuant to the provisions of RCW 36.32.120(6), the Spokane County Board of County Commissioners has the care of County property and the management of County funds and business; and

**WHEREAS**, chapter 39.34 RCW (Interlocal Cooperation Act), authorizes counties and cities to contract with each other to perform certain functions which each may legally perform; and

**WHEREAS**, the COURT maintains a Jury Management System (“System”); and

**WHEREAS**, the CITY is desirous of using the COURT’S System for its Municipal Court; and

**WHEREAS**, in conjunction with the CITY’S use of the System, the CITY agrees to pay a percentage of the administrative costs for such System, to include (1) personnel, computer equipment/printer and supply costs; (2) printing and postage costs; (3) State Industrial Insurance costs; and (4) juror fees, mileage, bus and parking costs, and (5) indirect costs.

**NOW, THEREFORE**, for and in consideration of the mutual promises set forth hereinafter, the PARTIES do mutually agree as follows:

**SECTION NO. 1: PURPOSE**

The purpose of this Agreement is to set forth the PARTIES’ understanding of the terms and conditions under which the COURT will provide System services to the CITY. For the purpose of this Agreement, the System is described as summoning, qualifying, organizing, tracking, providing and compensating jury panels for the CITY’S Municipal Court. The terminology CITY’S Municipal Court shall mean that Court used by the CITY to meet its responsibilities under RCW 39.34.180.

## **SECTION NO. 2: DURATION**

This Agreement shall be effective at 12:01 A.M. on January 1, 2026, and run through 11:59 P.M. December 31, 2028, unless one or all of the PARTIES give notice of termination as provided for in Section No. 5 and Section No. 10 of this Agreement.

## **SECTION NO. 3: COST OF SERVICES AND PAYMENTS**

The CITY shall pay the COUNTY the actual costs for its use of the System as outlined below.

A. **Reimbursement.** Costs of the System shall be comprised of two components, namely (1) costs for each jury panel requested, and (2) administrative costs for management of the System.

**(1) Costs for each jury panel requested.**

Costs for each jury panel requested shall be the actual costs to include jury fee, mileage, and all other costs directly attributable to the specific jury requested. These costs shall be the responsibility of the CITY once a jury is requested regardless of whether it is ever empaneled.

**(2) Administrative costs for management of the System.**

Administrative costs of the System shall include all costs incurred by the COURT in operating/providing the System for any calendar year to include:

Item (a): court personnel, Information Technology Department personnel, computer equipment/printer and supply costs. Personnel costs will include (i) all cost of living (COLA) adjustments as authorized by the COUNTY for persons providing the System and/or (ii) salary increases,

Item (b): Printing and postage costs,

Item (c): State Industrial Insurance costs,

Item (d): Cost for bus passes for jurors summoned on CITY cases, and

Item (e): Indirect costs.

Any increase in any administrative costs will be reflected in the current year's costs.

The CITY'S share of the administrative costs under Item 2 (a) above will be calculated by taking the total costs for Item 2 (a) for any calendar year and dividing it by the total number of jury panels requested in Superior, District and Municipal Court by all users of the System. This will provide a per jury panel administrative costs for Item 2 (a). The CITY

will then pay this per jury administrative costs for Item 2 (a) for each jury panel it has requested.

The CITY'S share of the administrative costs under Item 2 (b) shall be determined by using the percentage of juror days served by Superior, District, and Municipal Courts in any calendar year. The CITY shall pay its proportionate share of such cost based on the number of juries requested.

The CITY'S share of the administrative costs under Item 2 (c) shall be determined by taking the per hour juror rate which the COURT pays for State Industrial Insurance and multiplying it by the total number of juror hours for persons who served as jurors for the CITY.

The CITY's share of the administrative costs under Item 2 (d) shall include the actual cost of bus passes for jurors summoned on CITY cases as well as the actual cost of parking on public lots within the Spokane County Courthouse complex for jurors called in to serve on CITY cases.

The CITY's share of the administrative costs under Item 2 (e) shall be determined by multiplying the indirect cost percentage calculated by the COUNTY Indirect Cost Plan by all other costs listed in this Agreement.

- B. **Payment.** The COUNTY will invoice the CITY for its actual use of the System on or before January 15, 2026 and successive years for the use of the System in the preceding year. Payment by the CITY will be due thirty (30) days after receipt of the COUNTY'S invoice. At the sole option of the COUNTY, a penalty may be assessed on any late payment by the CITY based on lost interest earnings had the payment been timely paid and invested in the Spokane County Treasurer's Investment Pool. The CITY also agrees to pay juror fees and mileage on a monthly basis, parking costs on a monthly basis, state industrial insurance yearly along with administration costs. Indirect costs will be added to each monthly and annual billing.

#### **SECTION NO. 4: SERVICES PROVIDED**

The COUNTY, through the COURT, shall operate and provide the System to the CITY. The System is generally described as computer system maintenance, summoning, qualifying, organizing, tracking, providing and compensating jury panels for the CITY'S Municipal Court.

#### **SECTION NO. 5: NOTICE**

All notices or other communications given hereunder shall be deemed given on: (i) the day such notices or other communications are received when sent by personal delivery; or (ii) the third day following the day on which the same have been mailed by certified mail delivery, receipt requested and postage prepaid addressed to PARTIES at the address set forth below, or at such other address as the PARTIES shall from time-to-time designate by notice in writing to the other PARTIES:

COUNTY: Spokane County Chief Executive Officer or his/her authorized representative  
1116 West Broadway Avenue  
Spokane, Washington 99260

COURT: Spokane Superior Court Presiding Judge  
Spokane County Superior Court  
1116 West Broadway Avenue  
Spokane, Washington 99260

CITY: City of Spokane Mayor or authorized representative  
City Hall  
808 West Spokane Falls Boulevard  
Spokane, Washington 99201

Spokane Municipal Court Presiding Judge  
Spokane Municipal Court  
1110 West Mallon Avenue  
Spokane, Washington 99260

#### **SECTION NO. 6: COUNTERPARTS**

This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original, but such counterparts shall together constitute one and the same.

#### **SECTION NO. 7: ASSIGNMENT**

No Party may assign, in whole or in part, its interest in this Agreement without the approval of all other PARTIES.

#### **SECTION NO. 8: LIABILITY**

The COUNTY shall indemnify, defend and hold harmless the CITY, its officers and employees from all claims, demands, or suits in law or equity arising from the COUNTY'S/COURT'S intentional or negligent acts or breach of its obligations under the Agreement. The COUNTY'S duty to indemnify shall not apply to loss or liability caused by the intentional or negligent acts of the CITY, its officers and employees.

The CITY shall indemnify, defend and hold harmless the COUNTY/COURT, their officers and employees from all claims, demands, or suits in law or equity arising from the CITY'S intentional or negligent acts or breach of its obligations under the Agreement. The CITY'S duty to indemnify shall not apply to loss or liability caused by the intentional or negligent acts of the COUNTY/COURT, their officers and employees.

If the comparative negligence of the PARTIES and their officers and employees is a cause of such damage or injury, the liability, loss, cost, or expense shall be shared between the PARTIES in

proportion to their relative degree of negligence and the right of indemnity shall apply to such proportion.

Where an officer or employee of a Party is acting under the direction and control of the other Party, the Party directing and controlling the officer or employee in the activity and/or omission giving rise to liability shall accept all liability for the other Party's officer or employee's negligence.

Each Party's duty to indemnify shall survive the termination or expiration of the Agreement. Each Party waives, with respect to the other Party only, its immunity under RCW Title 51, Industrial Insurance. The PARTIES have specifically negotiated this provision.

### **SECTION NO. 9: RELATIONSHIP OF THE PARTIES**

The PARTIES intend that an independent contractor relationship will be created by this Agreement. No agent, employee, servant or representative of the COUNTY/COURT shall be deemed to be an employee, agent, servant or representative of the CITY for any purpose. Likewise, no agent, employee, servant or representative of the CITY shall be deemed to be an employee, agent, servant or representative of the COUNTY/COURT for any purpose.

### **SECTION NO. 10: MODIFICATION, WITHDRAWAL, NON-RENEWAL AND TERMINATION**

This Agreement may be modified in writing by mutual agreement of the PARTIES.

Any Party may withdraw from this Agreement upon a minimum of ninety (90) days written notice to the other PARTIES of intent to withdraw. Any Party may terminate this Agreement upon a breach by the other Party, provided the Party seeking to terminate the Agreement shall provide at least 30 days written notice and an opportunity to cure by the breaching Party.

Upon withdrawal or termination, the CITY shall be obligated to pay for only those System services rendered prior to the date of withdrawal or termination.

The withdrawal of the CITY from this Agreement shall not impose a requirement on the COUNTY/COURT to provide for the funding or handling of System services for cases that are filed after the effective date of withdrawal.

### **SECTION NO. 11: PROPERTY AND EQUIPMENT**

The ownership of all property and equipment utilized by any Party to meet its obligations under the terms of this Agreement shall remain with such Party.

### **SECTION NO. 12: VENUE STIPULATION**

This Agreement has been and shall be construed as having been made and delivered within the State of Washington and it is mutually understood and agreed by each Party that this Agreement shall be governed by the laws of the State of Washington both as to interpretation and performance.

Any action at law, suit in equity or judicial proceeding for the enforcement of this Agreement, or any provision hereto, shall be instituted only in courts of competent jurisdiction within Spokane County, Washington.

### **SECTION NO. 13: SEVERABILITY**

It is understood and agreed among the PARTIES that if any parts, terms or provisions of this Agreement are held by the courts to be illegal, the validity of the remaining portions or provisions shall not be affected and the rights and obligations of the PARTIES shall not be affected in regard to the remainder of the Agreement. If it should appear that any part, term or provision of this Agreement is in conflict with any statutory provision of the State of Washington, then the part, term or provision thereof that may be in conflict shall be deemed inoperative and null and void insofar as it may be in conflict therewith and this Agreement shall be deemed to modify or conform to such statutory provision.

### **SECTION NO. 14: HEADINGS**

The section headings appearing in this Agreement have been inserted solely for the purpose of convenience and ready reference. In no way do they purport to, and shall not be deemed to define, limit or extend the scope or intent of the sections to which they pertain.

### **SECTION NO. 15: ALL WRITINGS CONTAINED HEREIN/BINDING EFFECT**

This Agreement contains terms and conditions agreed upon by the PARTIES. The PARTIES agree that there are no other understandings, oral or otherwise, regarding the subject matter of this Agreement. No changes or additions to this Agreement shall be valid or binding upon the PARTIES unless such change or addition is in writing, executed by the PARTIES.

This Agreement shall be binding upon the PARTIES hereto, their successors and assigns.

### **SECTION NO. 16: AUDIT/RECORDS**

The COUNTY AND COURT shall maintain for a minimum of three years following final payment all records related to its performance of the Agreement. The COUNTY and COURT shall provide access to authorized CITY representatives at reasonable times and in a reasonable manner to inspect and copy any such record. In the event of conflict between this provision and related auditing provisions required under federal law applicable to the Agreement, the federal law shall prevail.

### **SECTION NO. 17: NON-DISCRIMINATION**

No individual shall be excluded from participation in, denied the benefit of, subjected to discrimination under, or denied employment in the administration of or in connection with this Agreement because of age, sex, race, color, religion, creed, marital status, familial status, sexual orientation, national origin, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability, or use of a service animal by a person with disabilities.

## **SECTION NO. 18: EXECUTION AND APPROVAL**

The PARTIES warrant that the officers/individuals executing below have been duly authorized to act for and on behalf of the Party for purposes of confirming this Agreement.

## **SECTION NO. 19: COUNTERPARTS**

This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original, but such counterparts shall together constitute but one and the same.

## **SECTION NO. 20: THIRD PARTY BENEFICIARIES**

This Agreement is intended for the benefit of the COURT, CITY and COUNTY and not for the benefit of any third parties.

## **SECTION NO. 21: RCW 39.34 REQUIRED CLAUSES**

### A. PURPOSE

See Section No. 1 above.

### B. DURATION

See Section No. 2 above.

### C. ORGANIZATION OF SEPARATE ENTITY AND ITS POWERS

No new or separate legal or administrative entity is created to administer the provisions of this Agreement.

### D. RESPONSIBILITIES OF THE PARTIES.

See provisions above.

### E. AGREEMENT TO BE FILED.

The CITY shall file this Agreement with its City Clerk. The COUNTY shall file this Agreement with its County Auditor or place it on its web site.

### F. FINANCING.

Each Party shall be responsible for the financing of its contractual obligations under its normal budgetary process.

G. TERMINATION.

See Section No. 10 above.

**IN WITNESS WHEREOF**, the PARTIES have caused this Agreement to be executed on the date and year opposite their respective signature blocks.

**DATED:** \_\_\_\_\_

SPOKANE COUNTY SUPERIOR COURT:

By: \_\_\_\_\_

Title: Presiding Judge \_\_\_\_\_

**DATED:** \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
OF SPOKANE COUNTY, WASHINGTON

ATTEST:

\_\_\_\_\_  
MARY L. KUNEY, CHAIR

\_\_\_\_\_  
JOSH KERNS, VICE-CHAIR

\_\_\_\_\_  
Ginna Vasquez  
Clerk of the Board

\_\_\_\_\_  
AL FRENCH, COMMISSIONER

\_\_\_\_\_  
AMBER WALDREF, COMMISSIONER

\_\_\_\_\_  
CHRIS JORDAN, COMMISSIONER

**DATED:** \_\_\_\_\_

CITY OF SPOKANE MUNICIPAL COURT:

By: \_\_\_\_\_

Title: Presiding Judge \_\_\_\_\_

**DATED:** \_\_\_\_\_

CITY OF SPOKANE

Attest:

By: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
City Clerk

Approved as to form:

Approved as to form:

\_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_  
Deputy Civil Prosecutor

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 12/08/2025**Committee Agenda type:** Discussion**Date Rec'd**

11/11/2025

**Clerk's File #**

OPR 2026-0007

**Cross Ref #****Project #****Council Meeting Date:** 01/26/2026**Submitting Dept**

PLANNING &amp; ECONOMIC

**Bid #****Contact Name/Phone**

AMANDA BECK 6414

**Requisition #****Contact E-Mail**

ABECK@SPOKANECITY.ORG

**Agenda Item Type**

Contract Item

**Council Sponsor(s)**

BWILKERSON

**Sponsoring at Administrators Request**

NO

**Lease?** NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

UDPDA AMENDMENTS TO WARRANTY DEED COVENANTS

**Agenda Wording**

Amendment to the covenants recorded with the statutory warranty deed between the City and the University District Public Development Authority, for Parcels 35184.0925 and 35184.0926 collectively known as 201 W Main Ave.

**Summary (Background)**

In 2012, City Council adopted Ordinance C34933 creating the University District Public Development Authority for the purpose of assisting the City in providing economic development and implementing the City's goals for the University District Revitalization Area (UDRA), a Local Revitalization Financing area created by Ordinance C34470. To encourage cooperative partnerships that address the economic expansion of the city and region, the City Council passed Resolution 2016-0037, Public Development Authority Asset Transfer Policy, establishing administrative policy and evaluation of requests from the public development authorities for asset transfers that further their organizational goals and economic development missions. In support of those goals, City Council approved the asset transfer of the two properties commonly known as 201 W Main Ave to the UDPDA through Resolution 2019-0002, and OPR 2019-0012. As part of the deed of sale agreement, recorded covenants controlling use of the properties were inserted stating "real property legally described heretofore must be used by grantee University District Public Development Authority for purposes of economic development." Due to a desire for greater clarity, further description of the term "purposes of economic development" to include redevelopment of the properties in line with uses allowed under the Downtown General (DTG) zone has been requested. The proposed amendment clarifies redevelopment of the properties and bringing them back into productive use by revising the language to read "SUBJECT TO the restriction that the real property legally described on Attachment 1 may only be used for purposes of economic development, which may include, but not be limited to, multifamily housing, mixed use, or commercial enterprises; except that the parcel shall not be used for commercial surface parking unless that parking serves the economic development or housing project occurring thereon."

**What impacts would the proposal have on historically excluded communities?**

There is no redevelopment proposal under consideration at this time, and therefore staff cannot predict the engagement with or effects to historically excluded communities. These properties are within New Market Tax Credit Tract 53063003500, which has a poverty rate of 49.60%. Generally speaking, redevelopment of these properties will have a net positive impact by activating the properties, and increasing properties values as new improvements are put on the land.

**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?**

If redevelopment of the properties utilizes and of the City's incentives programs (MFTE, Parking 2 People, Commercial Building Conversion) or any of the funding opportunities through CHHS there will be annual reporting that gathers some demographic data that will be able to speak to effects on residents.

**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?**

This portion of the University District PDA is within the New Market Tax Credits area (Tract 53063003500), which overlaps with the City's Spokane Targeted Investment Area, directing the City's economic development efforts in the most economically distressed Census tracts. Comprehensive Plan goals and policies: • ED 1.2 Support of Economic Development Organizations; • ED 2.1 Land Supply; • ED 2.2 Revitalization Opportunities; • ED 2.4 Mixed Use; Downtown Plan Update goals and policies: • CW2 Capitalize on the City Line and support the transit network with coordinated investments that improve access to transit • CW3.2 Prohibit new surface parking lots in the Downtown Core, East End and West End. • CW3.4 Actively pursue redevelopment of

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	Recurring
<b>Funding Source Type</b>	Taxes
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	N/A
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
The City transferred the properties to the UDPDA in 2019 for no cost. Fiscal impacts from the proposed covenant of sale amendment would be positive on City revenues as the properties are more likely to be developed and increase property taxes through improvements.	
<b>Approvals</b>	
<b>Dept Head</b>	GARDNER, SPENCER
<b>Division Director</b>	MACDONALD, STEVEN
<b>Accounting Manager</b>	ZOLLINGER, NICHOLAS
<b>Legal</b>	KAPAUN, MEGAN
<b>For the Mayor</b>	PICCOLO, MIKE
<b>Distribution List</b>	
Taudd A. Hume; thume@workwith.com	Juliet Sinsterra; jsinisterra@spokaneudistrict.org
smacdonald@spokanecity.org	sgardner@spokanecity.org
abeck@spokanecity.org	eking@spokanecity.org

AFTER RECORDING RETURN TO:  
Witherspoon Brajcich McPhee, PLLC  
601 W. Main Street, Suite 1400  
Spokane, WA 99201  
Attn: Taud A. Hume

<u>Document Title:</u> Amendment of Covenants
<u>Reference Number of Related Document:</u> 6819617
<u>Grantor:</u> University District Public Development Authority, a Washington municipal corporation created pursuant to RCW 35.21.730 et seq.
<u>Grantee:</u> City of Spokane, a Washington municipal corporation
<u>Grantor Property Legal description:</u> Lots 1 and 2, Block 5, HAVERMALE'S ADDITION, as per plat recorded in Volume "A" of Plats, page 22, records of Spokane County; situate in the City of Spokane, County of Spokane, State of Washington
<u>Grantor Property Tax Parcel Numbers:</u> 35184.0925 and 35184.0926

**AMENDMENT OF COVENANTS**

THIS AMENDMENT OF COVENANTS (this “Amendment”) is entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2025 (the “Effective Date”), by and between the City of Spokane, a Washington State municipal corporation (as “Grantee”), and the University District Public Development Authority, a Washington public corporation created pursuant to RCW 35.21.730 et seq., (as “Grantor”), who are collectively referred to herein as the “Parties.”

**RECITALS**

WHEREAS, Grantor owns certain real property legally described on **Attachment 1** appended hereto (the “Grantor Property”); and

WHEREAS, Grantor purchased the Grantor Property from Grantee via Statutory Warranty Deed recorded on July 5, 2019 under Spokane County Auditor’s Number 6819617 (the “Deed”); and

WHEREAS, the Deed contains the following two covenants, stating that the Grantor Property is:

“SUBJECT TO the restriction that the real property legally described heretofore must be used by grantee University District Public Development Authority for purposes of economic development.”

“SUBJECT TO the covenant that any sale or encumbrance by said grantee must comply with the provisions contained in RCW 35.21.747, as now existing or hereafter amended.”

(collectively, the “Covenants”); and

WHEREAS, the Parties seek to amend the Deed as further described herein.

**AGREEMENT**

THEREFORE, in consideration of the foregoing recitals, which are incorporated herein, and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both Parties, Grantor and Grantee hereby agree to amend the Deed as follows:

1. Amendment. The Parties agree that the Covenants in the Deed shall be amended as follows (strike through text is omitted, plain text is unchanged and underlined text is added):

“SUBJECT TO the restriction that the real property legally described on Attachment 1 ~~heretofore must~~ may only be used by ~~grantee University District Public Development Authority~~ for purposes of economic development,” which may include, but not be limited to, multifamily housing, mixed use, or commercial enterprises; except that the parcel shall not be used for commercial surface parking unless that parking serves the economic development or housing project occurring thereon.”

“SUBJECT TO the covenant that any sale or encumbrance by said grantee must comply with the provisions contained in RCW 35.21.747, as now existing or hereafter amended.”

2. Termination. Notwithstanding the amendments articulated in Section 1 above, the Parties agree that the Covenants set forth above will automatically terminate and be of no further force and effect as of the date that is ten (10) years from the date of the issuance of a certificate of occupancy for the development of the property. Neither party is required to do anything proactive to effectuate such termination.

3. Miscellaneous. This Amendment shall be recorded against the Grantor Properties, is intended to run with the land, and shall bind and inure to the benefit of the Parties hereto and their respective legal representatives, successors and assigns. This Amendment constitutes the entire agreement between the Parties with respect to the subject matter hereof. This Amendment shall be governed by and construed and interpreted under the laws of the State of Washington.

*[Remainder of page left intentionally blank. Signature page to follow.]*

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment as of the Effective Date.

**GRANTOR:**

UNIVERSITY DISTRICT PUBLIC  
DEVELOPMENT AUTHORITY, a Washington  
municipal corporation created pursuant to RCW  
35.21.730 et seq.

By: \_\_\_\_\_

Its: \_\_\_\_\_

**GRANTEE:**

CITY OF SPOKANE, a Washington municipal  
corporation

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared \_\_\_\_\_, to me known to be the \_\_\_\_\_ of the UNIVERSITY DISTRICT PUBLIC DEVELOPMENT AUTHORITY, that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute the said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Notary Public residing at: \_\_\_\_\_

\_\_\_\_\_  
Notary's Name (typed or legibly printed)  
My Commission Expires: \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_, to me known to be the \_\_\_\_\_ of the CITY OF SPOKANE, that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute the said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
Notary Public residing at: \_\_\_\_\_

\_\_\_\_\_  
Notary's Name (typed or legibly printed)  
My Commission Expires: \_\_\_\_\_

## **ATTACHMENT 1**

*(Legal Description of Grantor Property)*

Lots 1 and 2, Block 5, HAVERMALE'S ADDITION, as per plat recorded in Volume "A" of Plats, page 22, records of Spokane County; situate in the City of Spokane, County of Spokane, State of Washington

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 12/08/2025**Committee Agenda type:** Consent**Date Rec'd**

11/25/2025

**Clerk's File #**

OPR 2026-0008

**Cross Ref #****Project #****Council Meeting Date:** 01/26/2026**Submitting Dept**

PLANNING &amp; ECONOMIC

**Bid #****Contact Name/Phone**

AMANDA BECK X6414

**Requisition #****Contact E-Mail**

ABECK@SPOKANECITY.ORG

**Agenda Item Type**

Contract Item

**Council Sponsor(s)**

PDILLON

**Sponsoring at Administrators Request**

NO

**Lease?** NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

MFTE CONDITIONAL AGREEMENT FOR 226 W COURTLAND AVE

**Agenda Wording**

Conditional Multifamily Tax Exemption contract with Gradeway Inc, for the property located at 226 W Courtland Ave, to create 4 dwelling units. Following construction the project intends to finalize under the 8yr exemption.

**Summary (Background)**

RCW 84.14 authorizes the New and Rehabilitated Multiple-Unit Dwellings in Urban Centers incentive, known as Multifamily Tax Exemption (MFTE) Program, to certify qualified properties for this residential property tax exemption. The City adopted this incentive in 2007 and SMC 08.15 outlines Spokane's MFTE Program and project eligibility requirements. Staff has determined that the Courtland Cottages application meets the project eligibility requirements outlined in SMC 08.15.040, and is located in an adopted Residential Target Areas identified in SMC 08.15.030. The application proposes to create 4 residential units on the property at 226 W Courtland Ave, within the North Hill neighborhood (District 3). The property is zoned R1, and the proposed use is allowed. Once the project is constructed, the applicant intends to finalize as an 8-year market rate exemption. This Conditional Agreement authorizes the City to enter into the Multiple Family Housing Property Tax Exemption Conditional Agreement, which will ultimately result in the issuance of a final certificate of tax exemption to be filed with the Spokane County Assessor's Office post construction.

**What impacts would the proposal have on historically excluded communities?**

The goal of the MFTE Program is to stimulate the construction of new multifamily housing and the rehabilitation of existing vacant or underutilized buildings, as well as increase the supply of mixed-income housing opportunities. Data on demographic metrics such as race, ethnicity, gender orientation, age, or religious affiliation are not tracked by this program, but the program specifically supports housing creation for residents whose income is between 80-115% Area Median Income.

**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?**

The Department of Commerce conducts annual audits of all jurisdictions with MFTE programs. The City collects annual reports for each property. The City collects annual reports for each property. For projects that finalized under the 8-year exemption there are no income and rent restrictions, though properties must report annually.

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

Excluding external factors such as raw land costs and current financing rates, staff monitor program efficiency through annual reporting compliance, the number of conditional and then finalized projects, and the need detailed by developers for such an incentive to make workforce housing projects financially feasible. Some of these metrics include the number of projects granted a final certificate, the total number of units created and the percentage of affordable units, as well as the type and size of units being constructed.

**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 Policies: LU 1.4 Higher Density Residential Uses LU 3.5 Mix of Uses in Centers LU 4.2 Land Uses That Support Travel Options and Active Transportation LU 4.6 Transit-Supported Development H 1.9 Mixed-Income Housing H 1.4 Use of Existing Infrastructure H 1.10 Lower-Income Housing Development Incentives H 1.11 Access to Transportation H 1.18 Distribution of Housing Options ED 2.4 Mixed-Use ED 7.4 Tax Incentives for Land Improvement

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
Once finalized, the Spokane County Assessor will defer collection of the residential property tax portion for the duration of the exemption, after which the new residential construction value will be added to the tax rolls.	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b> N/A	
<b>Funding Source Type</b> Select	
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	N/A
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	
<b>Dept Head</b>	BLACK, TIRRELL
<b>Division Director</b>	MACDONALD, STEVEN
<b>Accounting Manager</b>	ZOLLINGER, NICHOLAS
<b>Legal</b>	KAPAUN, MEGAN
<b>For the Mayor</b>	PICCOLO, MIKE
<b>Distribution List</b>	
Paul Dollfe, Gradeway Inc;	abeck@spokanecity.org
smacdonald@spokanecity.org	sgardner@spokanecity.org
eking@spokanecity.org	

MULTIPLE FAMILY HOUSING PROPERTY  
TAX EXEMPTION CONDITIONAL AGREEMENT  
**OPR 2026-0008**

THIS CONDITIONAL AGREEMENT is between the City of Spokane, a Washington State municipal corporation, as “City”, and GRADEWAY INC, as “Owners/Taxpayers” whose business address is 27502 N RIVERWAY RD, CHATTAROY, WA, 99003.

W I T N E S S E T H:

WHEREAS, the City has, pursuant to the authority granted to it by Chapter 84.14 RCW, designated various residential targeted areas for the provision of a limited property tax exemption for new and rehabilitated multiple family residential housing; and

WHEREAS, the City has, through Chapter 8.15 SMC, enacted a program whereby property owner/taxpayers may qualify for a Final Certificate of Tax Exemption which certifies to the Spokane County Assessor that the Owner/Taxpayer is eligible to receive the multiple family housing property tax exemption; and

WHEREAS, the Owner/Taxpayer is interested in receiving the multiple family property tax exemption for new multiple family residential housing units in a residential targeted area; and

WHEREAS, the Owner/Taxpayer has submitted to the City a complete conditional application form for no fewer than a total of four new multiple family permanent residential housing units to be constructed on property legally described as:

WHITINGS 2ND RESURVEY TR A OF RECORDED SURVEY AUDITORS  
# 4204721 BK 80 PG 90 BEING A PTN OF LTS 1 & 2 BLK 22 & PTNS OF VAC  
STREETS

Assessor’s Parcel Number(s) 35064.3015, commonly known as 226 W  
Courtland Ave.

WHEREAS, this property is located in the Spokane Targeted Investment Area and is eligible to seek a Final Certificate of Tax Exemption post construction under the Eight year exemption - No income and rent restrictions as defined in SMC 08.15.090.

WHEREAS, the City has determined that the improvements will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption; -- NOW, THEREFORE,

The City and the Owner/Taxpayer do mutually agree as follows:

1. The City agrees to issue the Owner/Taxpayer a Conditional Agreement subsequent to the City Council's approval of this agreement.

2. The project must comply with all applicable zoning requirements, land use requirements, design review recommendations and all building, fire, and housing code requirements contained in the Spokane Municipal Code at the time a complete application for a building permit is received. However, if the proposal includes rehabilitation or demolition in preparation for new construction, the residential portion of the building shall fail to comply with one or more standards of applicable building or housing codes, and the rehabilitation improvements shall achieve compliance with the applicable building and construction codes.

3. The Owner/Taxpayer intends to construct on the site, approximately 4 new multiple family residential housing units substantially as described in their application filed with and approved by the City. In no event shall such construction provide fewer than a total of four multiple family permanent residential housing units.

4. The Owner/Taxpayer agrees to complete construction of the agreed-upon improvements within three years from the date the City issues this Conditional Agreement or within any extension granted by the City.

5. The Owner/Taxpayer agrees, upon completion of the improvements and upon issuance by the City of a temporary or permanent certificate of occupancy, to file an application for a Final Certificate of Tax Exemption with the City's Planning and Economic Development Department, which will require the following:

(a) a statement of the actual development cost of each multiple family housing unit, and the total expenditures made in the rehabilitation or construction of the entire property;

(b) a description of the completed work and a statement that the rehabilitation improvements or new construction of the Owner/Taxpayer's property qualifies the property for the exemption;

(c) a statement that the project meets the affordable housing requirements, if applicable; and

(d) a statement that the work was completed within the required three-year period or any authorized extension of the issuance of the conditional certificate of tax exemption.

6. The City agrees, conditioned on the Owner/Taxpayer's successful completion of the improvements in accordance with the terms of this Conditional Agreement and on the Owner/Taxpayer's filing of application for the Final Certificate of Exemption with the materials described in Paragraph 5 above, to file a Final Certificate of Tax Exemption with the Spokane County Assessor indicating that the Owner/Taxpayer is qualified for the limited tax exemption under Chapter 84.14 RCW.

7. The Owner/Taxpayer agrees, that once a Final Certificate of Tax Exemption is issued, to comply with all Annual Reporting requirements set forth in SMC 8.15.100 and contained in the annual report form provided by the City. Thirteen (13) months following the first year of the exemption beginning and every year thereafter, the Owner/Taxpayer will complete and file the appropriate Annual Report required by the terms of their Final Certificate of Tax Exemption with the City's Planning and Economic Development Department. The Annual Report is a declaration verifying upon oath and indicating the following:

(a) a certification that the property has not changed to a commercial use or been used as a transient (short-term rental) basis and, if applicable, that the property has been in compliance with the affordable housing income and rent requirements as described in SMC 8.15.090 since the date of the filing of the Final Certificate of Tax Exemption, and continues to be in compliance with this Agreement and the requirements of SMC Chapter 8.15;

(b) for affordable multi-family housing units, information providing the household income, rent and utility cost, of each qualifying as low and moderate-income, which shall be reported on a form provided by the City and signed by the tenants; and

(c) a description of any improvements or changes to the property made after the filing of the final certificate or last declaration.

8. The units subject to this agreement, including any owner-occupied units, shall be used and occupied only for multifamily permanent residential occupancy and use. No unit shall operate as transient lodging. The parties further acknowledge that the certificate of occupancy issued by the City is for multifamily residential units. The Owner/Taxpayer acknowledges and agrees that the units shall be used primarily for multi-family housing for permanent residential occupancy as defined in SMC 8.15.020 and RCW 84.14.010 and any business activities shall only be incidental and ancillary to the residential occupancy. Any units that are converted from multi-family housing for permanent residential occupancy shall be reported to

the City of Spokane's Planning and Economic Development Department and the Spokane County Assessor's Office and removed from eligibility for the tax exemption within 60 days. If the removal of the ineligible unit or units causes the number of units to drop below the number of units required for tax exemption eligibility, the remaining units shall be removed from eligibility pursuant to state law.

9. The Owner/Taxpayer will have the right to assign its rights under this Agreement. The Owner/Taxpayer agrees to notify the City promptly of any transfer of Owner/Taxpayer's ownership interest in the Site or in the improvements made to the Site under this Agreement.

10. The City reserves the right to cancel the Final Certificate of Tax Exemption should the Owner/Taxpayer, its successors and assigns, fail to comply with any of the terms and conditions of this Agreement or of SMC Chapter 8.15.

11. No modifications of this Conditional Agreement shall be made unless mutually agreed upon by the parties in writing.

12. The Owner/Taxpayer acknowledges its awareness of the potential tax liability involved if and when the property ceases to be eligible for the incentive provided pursuant to this agreement. Such liability may include additional real property tax, penalties and interest imposed pursuant to RCW 84.14.110. The Owner/Taxpayer further acknowledges its awareness and understanding of the process implemented by the Spokane County Assessor's Office for the appraisal and assessment of property taxes. The Owner/Taxpayer agrees that the City is not responsible for the property value assessment imposed by Spokane County at any time during the exemption period.

13. In the event that any term or clause of this Conditional Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement, which can be given effect without the conflicting term or clause, and to this end, the terms of this Conditional Agreement are declared to be severable.

14. The parties agree that this Conditional Agreement, requires the applicant to file an application for the Final Certificate of Tax Exemption post the construction of the multiple family residential housing units referenced above and that the Final Certificate of Tax Exemption shall be subject to the applicable provisions of Chapter 84.14 RCW and Chapter 8.15 SMC that exist at the time this agreement is signed by the parties. The parties may agree to amend this Conditional Agreement requirements as set forth when the applicant applies for the Final Certificate of Tax Exemption based upon applicable amendments and additions to Chapter 84.14 RCW or Chapter 8.15 SMC if the requirements change between the issuance of the Conditional Agreement and the Application for Final Tax Exemption has been submitted.

15. Nothing in this Agreement shall permit or be interpreted to permit either party to violate any provision of Chapter 84.14 RCW or Chapter 8.15 SMC

16. This Agreement is subject to approval by the City Council.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025

CITY OF SPOKANE

GRADEWAY INC

By: \_\_\_\_\_

\_\_\_\_\_

City Administrator, Alex Scott

Owner/Taxpayer

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

**Agenda Sheet for City Council:****Committee:** PIES **Date:** 10/20/2025**Committee Agenda type:** Consent**Date Rec'd**

4/14/2025

**Clerk's File #**

OPR 2026-0016

**Cross Ref #****Project #**

2018076

**Council Meeting Date:** 01/26/2026**Submitting Dept**

ENGINEERING SERVICES

**Bid #****Contact Name/Phone**

DAN BULLER 6391

**Requisition #**

CR 28146

**Contact E-Mail**

DBULLER@SPOKANECITY.ORG

**Agenda Item Type**

Engineer Construction Contract

**Council Sponsor(s)**

KKLITZKE

**Sponsoring at Administrators Request**

NO

**Lease?** NO**Grant Related?** YES**Public Works?** YES**Agenda Item Name**

LOW BID AWARD - WELLESLEY AVENUE FROM FREYA STREET TO HAVANA

**Agenda Wording**

Low Bid of Inland Infrastructure LLC (Spokane, WA) for 2018076 - Wellesley Avenue from Freya Street to Havana Street - \$2,924,765.00. An administrative reserve of \$292,476.50, which is 10% of the contract, will be set aside. (Hillyard Neighborhood Council)

**Summary (Background)**

This federally funded project consists of a full rebuild of Wellesley Ave. from the roundabout at Freya east to Valley Springs Rd. The finished road will be striped for one lane each direction together with a two way center turn lane and includes a 10' width shared use path, a 12" water main, stormwater piping and swales, curb & gutter and other features. This work is planned for spring/summer 2026 and will require a detour. On December 22, bids were opened for the above project. The low bid from Inland Infrastructure LLC in the amount of \$2,924,765.00, which is \$1,085,190.82 below the Engineer's Estimate of \$4,009,955.82. Nine other bids were received as follows: Liberty Northwest Construction - \$2,945,790.40, Shamrock Paving Inc. - \$3,073,307.30, Corridor Contractors - \$3,079,199.80, Selland Construction - \$3,099,999.99, Halme Construction - \$3,141,764.35, DW Excavating Inc. - \$3,233,003.05, Big Sky ID Corp - \$3,233,210.30, Active Construction Inc. - \$3,356,356.00, Simco Development Group - \$3,590,810.59.

**What impacts would the proposal have on historically excluded communities?**

Public works services and projects are designed to serve all citizens and businesses. We strive to offer a consistent level of service to all, distribute public investment throughout the community, and respond to gaps in services identified in various City plans.

**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?**

Public Works follows the City's established procurement and public works bidding 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 work is consistent with annual budget strategies to limit costs and approved projects in the 6-year CIP.

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget? YES	
Total Cost	\$ 2,924,765.00
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
This project will be paid mostly with federal grant funds in 2026. That portion of the project not covered with the federal grant will be covered from the arterial street fund.	
<b>Amount</b>	
<b>Budget Account</b>	
Expense \$ 2,735,149.44	# 3200 95164 95300 56501 86103
Expense \$ 45,134.24	# 3200 49828 95300 56501 86103
Expense \$ 405,854.89	# 4250 42300 94340 56501 86103
Expense \$ 70,865.97	# 4250 42300 94340 56501 86103
Select \$	#
Select \$	#
<b>Funding Source</b> One-Time	
<b>Funding Source Type</b> Grant	
<b>Is this funding source sustainable for future years, months, etc?</b>	
N/A	
<b>Expense Occurrence</b>	One-Time
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
N/A	
<b>Approvals</b>	
<b>Additional Approvals</b>	
<b>Dept Head</b>	BULLER, DAN
<b>PURCHASING</b>	PRINCE, THEA
<b>Division Director</b>	FEIST, MARLENE
<b>ACCOUNTING -</b>	BROWN, SKYLER
<b>Accounting Manager</b>	ZOLLINGER, NICHOLAS
<b>Legal</b>	SCHOEDEL, ELIZABETH
<b>For the Mayor</b>	PICCOLO, MIKE
<b>Distribution List</b>	
	jrhall@spokanecity.org
Tax&licenses@spokanecity.org	publicworksaccounting@spokanecity.org
eraea@spokanecity.org	pyoung@spokanecity.org
dbuller@spokanecity.org	jradams@spokanecity.org
mvalen@spokanecity.org	cthiel@spokanecity.org



**City of Spokane**  
**PUBLIC WORKS CONTRACT**  
Title: **WELLSLEY – FREYA TO HAVANA  
RECONSTRUCTION**

This Contract is made and entered into by and between the **CITY OF SPOKANE** as (“City”), a Washington municipal corporation, and **INLAND INFRASTRUCTURE, LLC**, whose address is 1800 East Trent Avenue, Spokane, Washington 99202 as (“Contractor”), individually hereafter referenced as a “Party”, and together as the “Parties”.

The parties agree as follows:

1. **PERFORMANCE.** The Contractor will do all work, furnish all labor, materials, tools, construction equipment, transportation, supplies, supervision, organization and other items of work and costs necessary for the proper execution and completion of the work described in the Special Provisions entitled **WELLSLEY – FREYA TO HAVANA RECONSTRUCTION.**
2. **CONTRACT DOCUMENTS.** The contract documents are this Contract, the Contractor’s completed bid proposal form, the Washington State Department of Transportation’s Standard Specifications for Road, Bridge and Municipal Construction 2025, City of Spokane Special Provisions, contract provisions, contract plans, standard plans, addenda, various certifications and affidavits, supplemental agreements, change orders and subsurface boring logs (if any). These contract documents are on file in the Engineering Services Department and are incorporated into this Contract by reference as if they were set forth at length. In the event of a conflict, or to resolve an ambiguity or dispute, the order of precedence defined in the City of Spokane Special Provisions section 1-04.2 City Engineering Services File No. 2018076 shall apply.
3. **TIME OF PERFORMANCE.** The time of performance of the Contract shall be in accordance with the contract documents.
4. **LIQUIDATED DAMAGES.** Liquidated damages shall be in accordance with the contract documents.
5. **TERMINATION.** Either party may terminate this Contract in accordance with the contract documents.
6. **COMPENSATION.** This is a unit price contract, and upon full and complete performance by the Contractor, the City will pay only the amount set forth in Schedule A-1 for the actual quantities furnished for each bid item at a total cost not to exceed \$2,924,765.00, which are taxed as noted in Section 7.

7. TAXES. Bid items in Schedule A-3 shall not include sales tax.
8. PAYMENT. The Contractor will send its applications for payment to the Engineering Services Department, 998 E North Foothills Drive Spokane, WA 99207-2735. All invoices should include the City Clerk's File No. "OPR 2025-XXXX" and an approved L & I Intent to Pay Prevailing Wage number. The final invoice should include an approved Affidavit of Wages Paid number. Payment will not be made without this documentation included on the invoice. **Payment will be made via direct deposit/ACH** within thirty (30) days after receipt of the Company's application except as provided by state law.
9. INDEMNIFICATION. The Contractor shall defend, indemnify, and hold the City and its officers and employees harmless from all claims, demands, or suits at law or equity asserted by third parties for bodily injury (including death) and/or property damage which arise from the Contractor's negligence or willful misconduct under this Agreement, including attorneys' fees and litigation costs; provided that nothing herein shall require a Contractor to indemnify the City against and hold harmless the City from claims, demands or suits based solely upon the negligence of the City, its agents, officers, and employees. If a claim or suit is caused by or results from the concurrent negligence of the Contractor's agents or employees and the City, its agents, officers and employees, this indemnity provision shall be valid and enforceable to the extent of the negligence of the Contractor, its agents or employees. The Contractor specifically assumes liability and agrees to defend, indemnify, and hold the City harmless for actions brought by the Contractor's own employees against the City and, solely for the purpose of this indemnification and defense, the Contractor specifically waives any immunity under the Washington State industrial insurance law, or Title 51 RCW. The Contractor recognizes that this waiver was specifically entered into pursuant to the provisions of RCW 4.24.115 and was the subject of mutual negotiation. The indemnity and agreement to defend and hold the City harmless provided for in this section shall survive any termination or expiration of this agreement.
10. BONDS. The Contractor may not commence work until it obtains all insurance, permits and bonds required by the contract documents and applicable law. This includes the execution of a performance bond and a payment bond on the forms attached, each equal to one hundred percent (100%) of the contract price, and written by a corporate surety company licensed to do business in Washington State.
11. INSURANCE. The Contractor represents that it and its employees, agents and subcontractors, in connection with the Contract, are protected against the risk of loss by the insurance coverages required in the contract documents attached hereto including attached Certificates of Insurance (COI) and any other insurance documents attached. The policies shall be issued by companies that meet with the approval of the City Risk Manager. The policies shall not be canceled without at least minimum required written notice to the City as Additional Insured.
12. CONTRACTOR'S WARRANTY. The Contractor's warranty for all work, labor and materials shall be in accordance with the contract documents.
13. WAGES. Contractor will comply with the Davis Bacon Act (40 USC 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). Minimum wages paid by the Contractor will be those determined by the Secretary of Labor under the Davis Bacon Act, 40 USC 276(a). In the event that a state minimum wage rate exceeds a Department of Labor rate, the conflict will be resolved by applying the higher rate. The Contractor and all subcontractors will submit a "Statement of Intent to Pay Prevailing Wages" certified by the industrial statistician of the State Department of Labor and Industries, prior to any payments. The

"Statement of Intent to Pay Prevailing Wages" shall include: (1) the Contractor's registration number; and (2) the prevailing rate of wage for each classification of workers entitled to prevailing wages under RCW 39.12.020 and the number of workers in each classification. Each voucher claim submitted by the Contractor for payment on a project estimate shall state that the prevailing wages have been paid in accordance with the "Statement(s) of Intent to Pay Prevailing Wages" on file with the City.

Under 40 USC 3702 of the Act, contractor is required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. No laborer or mechanic may be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous.

14. STATEMENT OF INTENT TO PAY PREVAILING WAGES TO BE POSTED. The Contractor and each subcontractor required to pay the prevailing rate of wages shall post in a location readily visible at the job site: (1) a copy of a "Statement of Intent to Pay Prevailing Wages" approved by the industrial statistician of the State Department of Labor and Industries; and (2) the address and telephone number of the industrial statistician of the Department of Labor and Industries where a complaint or inquiry concerning prevailing wages may be made.

15. PUBLIC WORKS REQUIREMENTS. The Contractor and each subcontractor are required to fulfill the Department of Labor and Industries Public Works and Prevailing Wage Training Requirement under RCW 39.04.350. The contractor must verify responsibility criteria for each first tier subcontractor, and a subcontractor of any tier that hires other subcontractors must verify the responsibility criteria listed in RCW 39.04.350(1) for each of its subcontractors. Verification shall include that each subcontractor, at the time of subcontract execution, meets the responsibility criteria. This verification requirement, as well as responsibility criteria, must be included in every public works contract and subcontract of every tier.

16. SUBCONTRACTOR RESPONSIBILITY.

A. The Contractor shall include the language of this section in each of its first tier subcontracts, and shall require each of its subcontractors to include the same language of this section in each of their subcontracts, adjusting only as necessary the terms used for the contracting parties. Upon request of the City, the Contractor shall promptly provide documentation to the City demonstrating that the subcontractor meets the subcontractor responsibility criteria below. The requirements of this section apply to all subcontractors regardless of tier.

B. At the time of subcontract execution, the Contractor shall verify that each of its first tier subcontractors meets the following bidder responsibility criteria:

1. Have a current certificate of registration in compliance with chapter 18.27 RCW, which must have been in effect at the time of subcontract bid submittal;
2. Have a current Washington Unified Business Identifier (UBI) number;
3. If applicable, have:
  - a. Industrial Insurance (workers' compensation) coverage for the subcontractor's employees working in Washington, as required in Title 51 RCW;

- b. A Washington Employment Security Department number, as required in Title 50 RCW;
  - c. A Washington Department of Revenue state excise tax registration number, as required in Title 82 RCW;
  - d. An electrical contractor license, if required by Chapter 19.28 RCW;
  - e. An elevator contractor license, if required by Chapter 70.87 RCW.
4. Not be disqualified from bidding on any public works contract under RCW 39.06.010 or 39.12.065 (3).

C. On Public Works construction projects, as defined in RCW 39.04.010, with an estimated cost of six hundred thousand dollars (\$600,000) or more, at least fifteen (15) percent of the labor hours on each project shall be performed by apprentices enrolled in a State-approved apprenticeship program; and for each contract in the project fifteen (15) percent of the labor hours for each craft that has an available state-approved apprenticeship program for Spokane County and utilizes more than one hundred sixty (160) hours in each contract; shall be performed by apprentices enrolled in a state-approved apprenticeship program.

1. **Subcontracting Requirements.** The utilization percentages for apprenticeship labor for Public Works construction contracts shall also apply to all subcontracts of one hundred thousand dollars (\$100,000) or more within those contracts, and at least fifteen percent (15%) of the labor hours for each such subcontract shall be performed by apprentices in a state-approved apprenticeship program. For each craft that has an available apprenticeship program for Spokane county and performs more than one hundred sixty (160) hours on each project, fifteen (15) percent of the labor hours shall be performed by apprentices enrolled in a State-approved apprenticeship program.
2. Each subcontractor which this chapter applies to is required to execute a form, provided by the city, acknowledging that the requirements of Article X 07.06 SMC are applicable to the labor hours for the project.

17. **NONDISCRIMINATION.** No individual shall be excluded from participation in, denied the benefit of, subjected to discrimination under, or denied employment in the administration of or in connection with this Contract because of age, sex, race, color, religion, creed, marital status, familial status, sexual orientation including gender expression or gender identity, national origin, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability, or use of a service animal by a person with disabilities. The Contractor agrees to comply with, and to require that all subcontractors comply with, Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act, as applicable to the Contractor.

18. **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.

19. **ASSIGNMENTS.** The Contractor may not assign, transfer or sublet any part of the work under this Contract, or assign any monies due, without the written approval of the City, except as may be required by law. In the event of assignment of accounts or monies due under this Contract, the Contractor specifically agrees to give immediate written notice to the City Administrator, no later than five (5) business days after the assignment.

20. ANTI-KICKBACK. No officer or employee of the City of Spokane, having the power or duty to perform an official act or action related to this Contract shall have or acquire any interest in the Contract, or have solicited, accepted or granted a present or future gift, favor, service or other thing of value from or to any person involved in the Contract. Contractor will comply with the Copeland "Anti-Kickback" Act (40 USC 3145), as supplemented by Department of Labor Regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States").
21. COMPLIANCE WITH LAWS. Each party shall comply with all applicable federal, state, and local laws and regulations that are incorporated herein by reference.
22. DISPUTES. This Contract shall be performed under the laws of the State of Washington. Any litigation to enforce this Contract or any of its provisions shall be brought in Spokane County, Washington.
23. SEVERABILITY. In the event any provision of this Contract should become invalid, the rest of the Contract shall remain in full force and effect.
24. AUDIT / RECORDS. The Contractor and its subcontractors shall maintain for a minimum of three (3) years following final payment all records related to its performance of the Contract. The Contractor and its subcontractors shall provide access to authorized City representatives, at reasonable times and in a reasonable manner to inspect and copy any such record. In the event of conflict between this provision and related auditing provisions required under federal law applicable to the Contract, the federal law shall prevail.
25. BUSINESS REGISTRATION REQUIREMENT. Section 8.01.070 of the Spokane Municipal Code states that no person may engage in business with the City without first having obtained a valid annual business registration. The Contractor shall be responsible for contacting the State of Washington Business License Services at [www.dor.wa.gov](http://www.dor.wa.gov) or 360-705-6741 to obtain a business registration. If the Contractor does not believe it is required to obtain a business registration, it may contact the City's Taxes and Licenses Division at (509) 625-6070 to request an exemption status determination.
26. CONSTRUAL. The Contractor acknowledges receipt of a copy of the contract documents and agrees to comply with them. The silence or omission in the contract documents concerning any detail required for the proper execution and completion of the work means that only the best general practice is to prevail and that only material and workmanship of the best quality are to be used. This Contract shall be construed neither in favor of nor against either party.
27. MODIFICATIONS. The City may modify this Contract and order changes in the work whenever necessary or advisable. The Contractor will accept modifications when ordered in writing by the Director of Engineering Services, and the Contract time and compensation will be adjusted accordingly.
28. INTEGRATION. This Contract, including any and all exhibits and schedules referred to herein or therein set forth the entire Agreement and understanding between the parties pertaining to the subject matter and merges all prior agreements, negotiations and discussions between them on the same subject matter.

29. OFF SITE PREFABRICATED ITEMS. In accordance with RCW 39.04.370, the Contractor shall submit certain information about off-site, prefabricated, nonstandard, project specific items produced under the terms of the Contract and produced outside Washington as a part of the "Affidavit of Wages Paid" form filed with the State Department of Labor and Industries.

30. FORCE MAJEURE. Neither party shall be liable to the other for any failure or delay in performing its obligations hereunder, or for any loss or damage resulting therefrom, due to: (1) acts of God or public enemy, acts of government, riots, terrorism, fires, floods, strikes, lock outs, epidemics, act or failure to act by the other party, or unusually severe weather affecting City, Contractor or its subcontractors, or (2) causes beyond their reasonable control and which are not foreseeable (each a "Force Majeure Event"). In the event of any such Force Majeure Event, the date of delivery or performance shall be extended for a period equal to the time lost by reason of the delay.

31. CLEAN AIR ACT. Contractor must comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 USC 7401-7671q) and the Federal Water Pollution Control Act as amended (33 USC 1251-1387). Violations will be reported.

32. USE OF PROJECT MANAGEMENT SOFTWARE. The Contractor shall transmit all submittal documentation for proposed project materials by uploading it to the City's web based construction management software. A City representative will be available to assist in learning this process.

**INLAND INFRASTRUCTURE LLC**

**CITY OF SPOKANE**

By \_\_\_\_\_  
Signature Date

By \_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

**Attachments that are part of this Contract:**

- Payment Bond
- Performance Bond
- Certification Regarding Debarment
- Schedule A-1
- Schedule A-3

**PAYMENT BOND**

We, **INLAND INFRASTRUCTURE, LLC**, as principal, and \_\_\_\_\_, as surety, are held and firmly bound to the City of Spokane, Washington, in the sum of **TWO MILLION NINE HUNDRED TWENTY-FOUR THOUSAND SEVEN HUNDRED SIXTY-FIVE AND NO/100 DOLLARS (\$2,924,765.00)**, plus tax if applicable, the payment of which, we bind ourselves and our legal representatives and successors, jointly and severally by this document.

The principal has entered into a contract with the City of Spokane, Washington, to do all work and furnish all materials for the **WELLSLEY – FREYA TO HAVANA RECONSTRUCTION**. If the principal shall:

- A. pay all laborers, mechanics, subcontractors, material suppliers and all person(s) who shall supply such person or subcontractors; and pay all taxes and contributions, increases and penalties as authorized by law; and
- B. comply with all applicable federal, state and local laws and regulations;

then this obligation shall be null and void; otherwise it shall remain in full force and effect.

The Surety for value received agrees that no change, extension of time, alteration or addition to the terms of the Contract, the specifications accompanying the Contract, or to the work to be performed under the Contract shall in any way affect its obligation on this bond, except as provided herein, and waives notice of any change, extension of time, alteration or addition to the terms of the Contract or the work performed. The Surety agrees that modifications and changes to the terms and conditions of the Contract that increase the total amount to be paid the Principal shall automatically increase the obligation of the Surety on this bond and notice to Surety is not required for such increased obligation. Any judgment obtained against the City, which relates to or is covered by the contract or this bond, shall be conclusive against the principal and the surety, as to the amount of damages, and their liability, if reasonable notice of the suit has been given.

SIGNED AND SEALED on \_\_\_\_\_.

**INLAND INFRASTRUCTURE LLC,**

AS PRINCIPAL

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_,  
AS SURETY

By: \_\_\_\_\_  
Its Attorney in Fact

A valid POWER OF ATTORNEY for the Surety's agent must accompany this bond.



**PERFORMANCE BOND**

We, **INLAND INFRASTRUCTURE, LLC**, as principal, and \_\_\_\_\_, as Surety, are held and firmly bound to the City of Spokane, Washington, in the sum of **TWO MILLION NINE HUNDRED TWENTY-FOUR THOUSAND SEVEN HUNDRED SIXTY-FIVE AND NO/100 DOLLARS (\$2,924,765.00)**, plus tax if applicable for the payment of which, we bind ourselves and our legal representatives and successors, jointly and severally by this document.

The principal has entered into a Contract with the City of Spokane, Washington, to do all the work and furnish all materials for the **WELLSLEY – FREYA TO HAVANA RECONSTRUCTION**. If the principal shall:

- A. promptly and faithfully perform the Contract, and any contractual guaranty and indemnify and hold harmless the City from all loss, damage or claim which may result from any act or omission of the principal, its agents, employees, or subcontractors; and
- B. comply with all applicable federal, state and local laws and regulations;

then this obligation shall be null and void; otherwise it shall remain in full force and effect.

The Surety for value received agrees that no change, extension of time, alteration or addition to the terms of the Contract, the specifications accompanying the Contract, or to the work to be performed under the Contract shall in any way affect its obligation on this bond, except as provided herein, and waives notice of any change, extension of time, alteration or addition to the terms of the Contract or the work performed. The Surety agrees that modifications and changes to the terms and conditions of the Contract that increase the total amount to be paid the Principal shall automatically increase the obligation of the Surety on this bond and notice to Surety is not required for such increased obligation. Any judgment obtained against the City, which relates to or is covered by the Contract or this bond, shall be conclusive against the principal and the Surety, not only as to the amount of damages, but also as to their liability, if reasonable notice of the suit has been given.

SIGNED AND SEALED on \_\_\_\_\_

**INLAND INFRASTRUCTURE LLC,**

AS PRINCIPAL

By: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_,  
AS SURETY

By: \_\_\_\_\_

Its Attorney in Fact

A valid POWER OF ATTORNEY  
for the Surety's agent must  
accompany this bond.

STATE OF WASHINGTON            )  
  ) ss.  
County of \_\_\_\_\_            )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
\_\_\_\_\_ signed this document; on oath stated that  
he/she was authorized to sign the document and acknowledged it as the agent or representative of  
the named Surety Company which is authorized to do business in the State of Washington, for the  
uses and purposes mentioned in this document.

DATED on \_\_\_\_\_.

\_\_\_\_\_  
Signature of Notary

My appointment expires \_\_\_\_\_

**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 certifies, 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)

**SCHEDULE A-1**  
***Tax Classification: Sales tax shall be included in unit prices***

<b>ITEM NO.</b>	<b>ITEM DESCRIPTION</b>	<b>ESTIMATED QUANTITIES</b>	<b>UNIT PRICE</b>	<b>TOTAL</b>
1	ADA FEATURES SURVEYING	1.00 LS	\$ 1,100.00	\$ 1,100.00
2	REIMBURSEMENT OF THIRD PARTY DAMAGE	1.00 EST	\$ 1.00	\$ 1.00
3	SPCC PLAN	1.00 LS	\$ 1,000.00	\$ 1,000.00
4	POTHOLING	24.00 EA	\$ 720.00	\$ 17,280.00
5	PUBLIC LIAISON REPRESENTATIVE	1.00 LS	\$ 2,900.00	\$ 2,900.00
6	MOBILIZATION	1.00 LS	\$ 221,425.00	\$ 221,425.00
7	PROJECT TEMPORARY TRAFFIC CONTROL	1.00 LS	\$ 25,000.00	\$ 25,000.00
8	WORK ZONE SAFETY CONTINGENCY	25,000.00 FA	\$ 1.00	\$ 25,000.00
9	SPECIAL SIGNS	90.00 SF	\$ 16.50	\$ 1,485.00
10	PORTABLE CHANGEABLE MESSAGE SIGN	672.00 HR	\$ 5.25	\$ 3,528.00
11	CLEARING AND GRUBBING	1.00 LS	\$ 21,750.00	\$ 21,750.00
12	TREE ROOT TREATMENT	8.00 EA	\$ 670.00	\$ 5,360.00
13	TREE PROTECTION ZONE	9.00 EA	\$ 160.00	\$ 1,440.00

14	REMOVE TREE, CLASS I	1.00 EA	\$	55.00	\$	55.00
15	REMOVE TREE, CLASS II	3.00 EA	\$	500.00	\$	1,500.00
16	REMOVE TREE, CLASS III	3.00 EA	\$	2,350.00	\$	7,050.00
17	TREE PRUNING	11.00 EA	\$	210.00	\$	2,310.00
18	REMOVAL OF STRUCTURE AND OBSTRUCTION	1.00 LS	\$	9,500.00	\$	9,500.00
19	REMOVAL OF STRUCTURE AND OBSTRUCTION (CITY PARCEL 35031.0108)	1.00 LS	\$	14,500.00	\$	14,500.00
20	REMOVE CEMENT CONCRETE SIDEWALK AND DRIVEWAY	10.00 SY	\$	20.00	\$	200.00
21	REMOVE MANHOLE, CATCH BASIN, OR DRYWELL	11.00 EA	\$	680.00	\$	7,480.00
22	REMOVE EXISTING ≤ 12 IN. DIA. PIPE	1,025.00 LF	\$	13.00	\$	13,325.00
23	SAWCUTTING CURB	10.00 EA	\$	30.00	\$	300.00
24	SAWCUTTING RIGID PAVEMENT	129.00 LFI	\$	1.00	\$	129.00
25	SAWCUTTING FLEXIBLE PAVEMENT	2,506.00 LFI	\$	1.00	\$	2,506.00
26	ABANDON EXISTING MANHOLE, CATCH BASIN OR DRYWELL	4.00 EA	\$	950.00	\$	3,800.00
27	ROADWAY EXCAVATION INCL. HAUL	4,500.00 CY	\$	24.00	\$	108,000.00
28	ROADWAY EXCAVATION INCL. HAUL - VALLEY SPRINGS POND	4,875.00 CY	\$	24.00	\$	117,000.00
29	ROADWAY EXCAVATION INCL. HAUL - FLORIDA POND	708.00 CY	\$	24.00	\$	16,992.00

30	REMOVE UNSUITABLE FOUNDATION MATERIAL	100.00 CY	\$	45.00	\$	4,500.00
31	REPLACE UNSUITABLE FOUNDATION MATERIAL	100.00 CY	\$	55.00	\$	5,500.00
32	PREPARATION OF UNTREATED ROADWAY	19,337.00 SY	\$	1.00	\$	19,337.00
33	CONTROLLED DENSITY FILL	50.00 CY	\$	220.00	\$	11,000.00
34	CRUSHED SURFACING TOP COURSE	1,200.00 CY	\$	69.00	\$	82,800.00
35	CRUSHED SURFACING BASE COURSE	1,200.00 CY	\$	62.00	\$	74,400.00
36	CSTC FOR DRIVEWAY TRANSITIONS AND TRAFFIC ISLANDS	29.00 CY	\$	78.00	\$	2,262.00
37	CSTC FOR SIDEWALK, 2 INCH THICK	302.00 SY	\$	12.25	\$	3,699.50
38	CSTC FOR DRIVEWAYS, 4 INCH THICK	1,158.00 SY	\$	14.75	\$	17,080.50
39	HMA CL. 3/8 IN. LIGHT TRAFFIC, 2 INCH THICK	1,639.00 SY	\$	19.00	\$	31,141.00
40	HMA CL. 1/2 IN. HEAVY TRAFFIC, 7 INCH THICK	8,922.00 SY	\$	39.00	\$	347,958.00
41	COMMERCIAL HMA FOR TRANSITION, 2 INCH THICK	77.00 SY	\$	75.00	\$	5,775.00
42	SOIL RESIDUAL HERBICIDE	10,561.00 SY	\$	0.25	\$	2,640.25
43	JOB MIX COMPLIANCE PRICE ADJUSTMENT	1.00 EST	\$	(1.00)	\$	(1.00)
44	COMPACTION PRICE ADJUSTMENT	1.00 EST	\$	23,567.55	\$	23,567.55

45	REINFORCED CONCRETE HEADWALL - 24 IN DIA	1.00 EA	\$	7,500.00	\$	7,500.00
46	STORM SEWER PIPE 18 IN. DIA.	440.00 LF	\$	72.00	\$	31,680.00
47	STORM SEWER PIPE 24 IN. DIA.	947.00 LF	\$	93.00	\$	88,071.00
48	DUCTILE IRON STORM SEWER PIPE 8 IN. DIA.	441.00 LF	\$	80.00	\$	35,280.00
49	DUCTILE IRON STORM SEWER PIPE 12 IN. DIA.	165.00 LF	\$	108.00	\$	17,820.00
50	DUCTILE IRON STORM SEWER PIPE 18 IN. DIA.	65.00 LF	\$	160.00	\$	10,400.00
51	DUCTILE IRON STORM SEWER PIPE 24 IN. DIA.	89.00 LF	\$	200.00	\$	17,800.00
52	MANHOLE - 48 IN.	11.00 EA	\$	5,050.00	\$	55,550.00
54	MANHOLE - 48 IN. SHALLOW	6.00 EA	\$	4,775.00	\$	28,650.00
55	CATCH BASIN TYPE 0	2.00 EA	\$	3,000.00	\$	6,000.00
56	CATCH BASIN TYPE 1	21.00 EA	\$	3,150.00	\$	66,150.00
57	CATCH BASIN TYPE 2	10.00 EA	\$	3,050.00	\$	30,500.00
58	GRATE INLET TYPE 3	3.00 EA	\$	2,475.00	\$	7,425.00
59	DRYWELL TYPE 1	3.00 EA	\$	4,675.00	\$	14,025.00
60	MANHOLE ADDITIONAL HEIGHT 48 IN. DIA.	2.00 VF	\$	325.00	\$	650.00
61	SPOKANE COUNTY CURB INLET TYPE 2	2.00 EA	\$	1,425.00	\$	2,850.00

62	MH OR DW FRAME AND COVER (LOCKABLE)	6.00 EA	\$	1,250.00	\$	7,500.00
68	ADJUST EXISTING MH, CB, DW, OR INLET IN ASPHALT	3.00 EA	\$	850.00	\$	2,550.00
70	FRENCH DRAIN	266.00 LF	\$	36.00	\$	9,576.00
71	MANHOLE TEST	4.00 EA	\$	1,550.00	\$	6,200.00
72	CLEANING EXISTING DRAINAGE STRUCTURE	19.00 EA	\$	290.00	\$	5,510.00
78	CATCH BASIN DI SEWER PIPE 8 IN. DIA.	1,237.00 LF	\$	77.00	\$	95,249.00
79	PLUGGING EXISTING PIPE	10.00 EA	\$	750.00	\$	7,500.00
91	ESC LEAD	1.00 LS	\$	2,675.00	\$	2,675.00
92	INLET PROTECTION	19.00 EA	\$	100.00	\$	1,900.00
93	STREET CLEANING	80.00 HR	\$	360.00	\$	28,800.00
94	SILT FENCE	670.00 LF	\$	5.50	\$	3,685.00
95	COMPOST SOCK	6.00 LF	\$	5.50	\$	33.00
96	TEMPORARY HYDROSEEDING	2,095.00 SY	\$	0.85	\$	1,780.75
97	LANDSCAPING	1.00 LS	\$	5,600.00	\$	5,600.00
98	TOPSOIL TYPE A, 4 INCH THICK	3,172.00 SY	\$	16.00	\$	50,752.00

99	ROCK MULCH	67.00 CY	\$	105.00	\$	7,035.00
100	HYDROSEEDING	3,993.00 SY	\$	1.25	\$	4,991.25
101	SOD INSTALLATION	252.00 SY	\$	13.50	\$	3,402.00
102	2 INCH CALIPER DECIDUOUS TREE	46.00 EA	\$	650.00	\$	29,900.00
103	TOPSOIL FOR BIO-INFILTRATION SWALES, 18 INCH THICK INCL. SE	843.00 SY	\$	50.00	\$	42,150.00
104	CONSTRUCT BIO-INFILTRATION SWALE	843.00 SY	\$	13.00	\$	10,959.00
105	PIPE OUTFALL - WELLESLEY AND FLORIDA	2.00 EA	\$	480.00	\$	960.00
106	POND DRAIN PAD - WELLESLEY AND FLORIDA	20.00 SY	\$	155.00	\$	3,100.00
107	PIPE OUTFALL AND DRAIN PAD - WELLESLEY AND VALLEY SPRINGS	1.00 EA	\$	720.00	\$	720.00
108	IRRIGATION SYSTEM	1.00 LS	\$	28,000.00	\$	28,000.00
109	4 IN. PVC IRRIGATION SLEEVE	200.00 LF	\$	20.00	\$	4,000.00
110	4 IN. DI IRRIGATION SLEEVE	50.00 LF	\$	80.00	\$	4,000.00
111	REMOVE AND REPLACE EXISTING SPRINKLER HEADS AND LINES	1.00 LS	\$	3,925.00	\$	3,925.00
112	CEMENT CONCRETE CURB	288.00 LF	\$	34.00	\$	9,792.00
113	CEMENT CONCRETE CURB AND GUTTER	4,388.00 LF	\$	22.50	\$	98,730.00
114	CEMENT CONCRETE DRIVEWAY	1,158.00 SY	\$	87.00	\$	100,746.00

115	CEMENT CONCRETE DRIVEWAY TRANSITION	17.00 SY	\$	87.00	\$	1,479.00
116	CHAIN LINK FENCE TYPE 3	555.00 LF	\$	65.00	\$	36,075.00
117	DOUBLE 16 FT CHAIN LINK GATE	2.00 EA	\$	1,750.00	\$	3,500.00
118	TEMPORARY CONSTRUCTION FENCING	1.00 LS	\$	3.20	\$	3.20
119	REFERENCE AND REESTABLISH SURVEY MONUMENT	8.00 EA	\$	950.00	\$	7,600.00
120	MONUMENT FRAME AND COVER	3.00 EA	\$	775.00	\$	2,325.00
121	CEMENT CONCRETE SIDEWALK	302.00 SY	\$	87.00	\$	26,274.00
122	RAMP DETECTABLE WARNING	168.00 SF	\$	32.00	\$	5,376.00
123	REMOVE, PROTECT, AND REPLACE EXISTING MAILBOX	13.00 EA	\$	425.00	\$	5,525.00
124	TEMPORARY RELOCATION OF EXISTING MAILBOX	13.00 EA	\$	145.00	\$	1,885.00
125	COMMUNICATION CONDUIT SYSTEM, WELLESLEY	1.00 LS	\$	115,000.00	\$	115,000.00
126	SIGNING, PERMANENT - CONTRACTOR MANUFACTURED SIGNS	1.00 LS	\$	24,000.00	\$	24,000.00
127	REMOVAL OF EXISTING PAVEMENT MARKINGS	25.00 SF	\$	32.00	\$	800.00
128	PAVEMENT MARKING - DURABLE HEAT APPLIED	1,915.00 SF	\$	10.00	\$	19,150.00
129	WORD AND SYMBOL MARKINGS – DURABLE HEAT APPLIED	8.00 EA	\$	170.00	\$	1,360.00

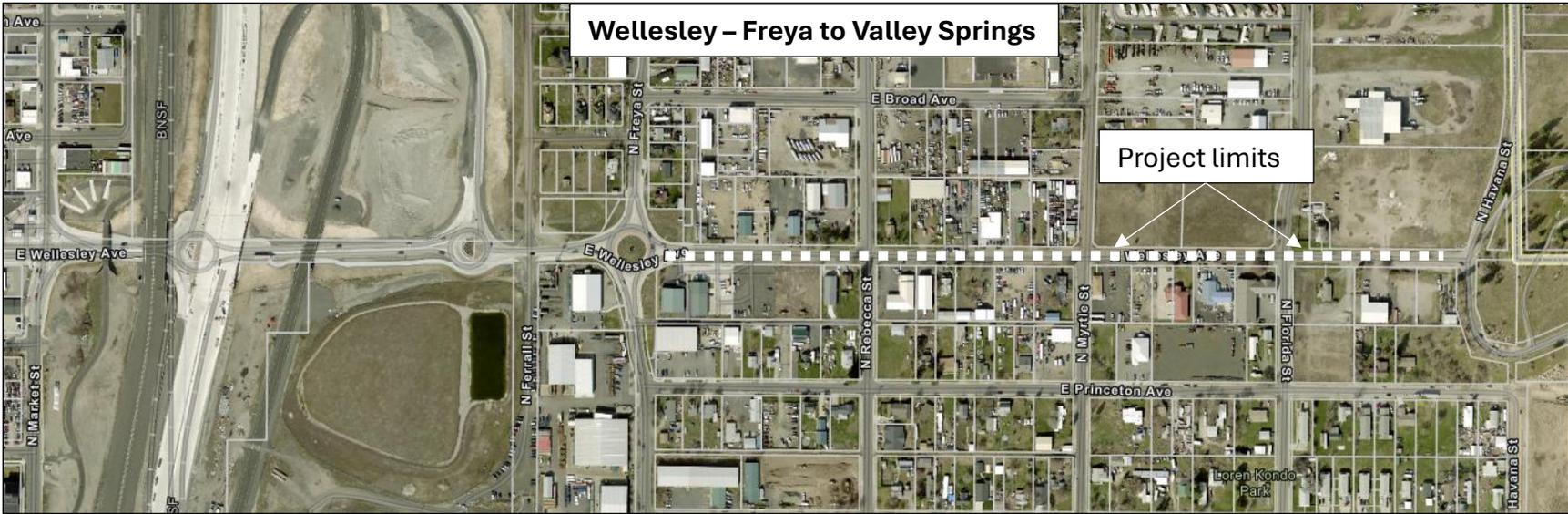
130	CEMENT CONCRETE STAIRWAY	1.00 LS	\$	5,600.00	\$	5,600.00
<hr/>						
131	HANDRAILS FOR STEPS	1.00 LS	\$	8,400.00	\$	8,400.00
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132	BOLLARDS - REMOVABLE	10.00 EA	\$	1,475.00	\$	14,750.00
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133	REMOVAL AND DISPOSAL OF ASBESTOS MATERIAL	13,000.00 FA	\$	1.00	\$	13,000.00
<hr/>						
<b>Schedule A-1 Subtotal</b>					\$	<u>2,557,750.00</u>
<hr/>						

**SCHEDULE A-3**  
*Tax Classification: Sales tax shall NOT be included in unit prices*

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL
53	MANHOLE- 48 IN.	2.00 EA	\$ 4,250.00	\$ 8,500.00
63	VALVE BOX AND COVER	4.00 EA	\$ 750.00	\$ 3,000.00
64	CONNECT 8 IN. DIA. PIPE TO EXISTING CB, DW, OR MH	1.00 EA	\$ 450.00	\$ 450.00
65	CONNECT 8 IN. DIA. SEWER PIPE TO EXISTING SEWER PIPE	1.00 EA	\$ 500.00	\$ 500.00
66	ADJUST EXISTING VALVE BOX, MON, OR CO IN ASPHALT	1.00 EA	\$ 700.00	\$ 700.00
67	ADJUST EXISTING VALVE BOX, MON, OR CO IN CONCRETE	1.00 EA	\$ 700.00	\$ 700.00
69	RECONSTRUCT 48 IN. MANHOLE INVERT	1.00 EA	\$ 3,000.00	\$ 3,000.00
73	REMOVE UNSUITABLE PIPE FOUNDATION MATERIAL	50.00 CY	\$ 45.00	\$ 2,250.00
74	REPLACE UNSUITABLE PIPE FOUNDATION MATERIAL	50.00 CY	\$ 55.00	\$ 2,750.00
75	TRENCH SAFETY SYSTEM	1.00 LS	\$ 14,000.00	\$ 14,000.00
76	RECONNECT SIDE SEWER	40.00 LF	\$ 155.00	\$ 6,200.00
77	SIDE SEWER CLEANING AND VIDEO INSPECTION	8.00 EA	\$ 450.00	\$ 3,600.00
80	TEMPORARY ADJACENT UTILITY SUPPORT	1.00 LS	\$ 8,000.00	\$ 8,000.00
81	ENCASE WATER/SEWER AT CROSSINGS	1.00 EA	\$ 5,700.00	\$ 5,700.00

82	CLEANING EXISTING SANITARY SEWERS	4.00 EA	\$	440.00	\$	1,760.00
83	DI PIPE FOR WATER MAIN 8 IN. DIA.	22.00 LF	\$	255.00	\$	5,610.00
84	DI PIPE FOR WATER MAIN 12 IN. DIA.	1,773.00 LF	\$	105.00	\$	186,165.00
85	GATE VALVE 12 IN.	7.00 EA	\$	4,625.00	\$	32,375.00
86	HYDRANT ASSEMBLY	4.00 EA	\$	8,550.00	\$	34,200.00
87	TRENCH EXC. FOR WATER SERVICE TAP	700.00 LF	\$	26.00	\$	18,200.00
88	SANITARY SEWER PVC PIPE 8 IN. DIA.	273.00 LF	\$	81.00	\$	22,113.00
89	SIDE SEWER PIPE 6 IN. DIA.	107.00 LF	\$	66.00	\$	7,062.00
90	SIDE SEWER PERMIT	4.00 EA	\$	45.00	\$	180.00
<b>Schedule A-3 Subtotal</b>					\$	<u>367,015.00</u>
<b>Summary of Bid Items</b>					<b>Bid Total</b>	\$ <u>2,924,765.00</u>

# Wellesley – Freya to Valley Springs



Project limits

Freya Ave

Loren Kondo  
Park



< **Business Lookup**

## License Information:

[New search](#) [Back to results](#)

**Entity name:** INLAND INFRASTRUCTURE, LLC

**Business name:** INLAND INFRASTRUCTURE, LLC

**Entity type:** [Limited Liability Company](#)

**UBI #:** 604-746-194

**Business ID:** 001

**Location ID:** 0001

**Location:** Active

**Location address:** 1800 E TRENT AVE  
OFC  
SPOKANE WA 99202-2945

**Mailing address:** PO BOX 3072  
SPOKANE WA 99220-3072



**Excise tax and reseller permit status:**

[Click here](#)

**Secretary of State information:**

[Click here](#)

## Endorsements

Endorsements held at this lo	License #	Count	Details	Status	Expiration da	First issuance
Cheney General Business - Non-Resident				Active	May-31-2026	Jul-20-2022
Deer Park General Business - Non-Resident				Active	May-31-2026	Mar-22-2022
Liberty Lake General Business - Non-Resident				Active	May-31-2026	Feb-24-2023
Spokane General Business				Active	May-31-2026	Oct-28-2021
Spokane Valley General Business - Non-Resident				Active	May-31-2026	Mar-18-2022

## Owners and officers on file with the Department of Revenue

Owners and officers	Title
SAMPSON, MARSHALL	



**Owners and officers**

**Title**

WALKER CONSTRUCTION, INC.

## Registered Trade Names

**Registered trade names**

**Status**

**First issued**

INLAND INFRASTRUCTURE, LLC

Active

May-10-2021

The Business Lookup information is updated nightly. Search date and time:  
12/30/2025 8:30:43 AM

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**Agenda Sheet for City Council:****Committee:** PIES **Date:** 01/12/2026**Committee Agenda type:** Discussion**Date Rec'd**

1/6/2026

**Clerk's File #**

ORD C36827

**Cross Ref #****Project #****Council Meeting Date:** 01/26/2026**Submitting Dept**

HUMAN RESOURCES

**Bid #****Contact Name/Phone**

ALLISON ADAM 6287

**Requisition #****Contact E-Mail**

AADAM@SPOKANECITY.ORG

**Agenda Item Type**

Special Budget Ordinance

**Council Sponsor(s)**

KKLITZKE ZZAPPONE

**Sponsoring at Administrators Request**

NO

**Lease?** NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

SPECIAL BUDGET ORDINANCE – HR RANGE CHANGE – JANUARY 2026

**Agenda Wording**

Special Budget Ordinance Human Resources 1st Quarter 2026 salary range change

**Summary (Background)**

The City's Human Resources department conducted an internal and external salary analysis of the below job classifications due to a change in duties and job responsibilities. The individual job classifications affected by the salary analysis are listed below. Upon approval, these range changes will be put into effect in the HR system and incumbents' pay will be adjusted

**What impacts would the proposal have on historically excluded communities?**

Ensures compensation equity.

**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?**

Ensures compensation equity.

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

Ensures compensation equity.

**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?**

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget? NO	
Total Cost	\$ below-narrative
Current Year Cost	\$ below-narrative
Subsequent Year(s) Cost	\$ Total cost ranges multiplied by COLA
<b><u>Narrative</u></b>	
Total Cost: For SPNs with former ranges, Citywide: \$5,074-\$7,517 and General Fund: \$0. However, for SPNs without a former range, indeterminable. Current year cost: For SPNs with former ranges, Citywide: \$5,074-\$7,517 and General Fund: \$0.	
<b><u>Amount</u></b>	
Select	\$ #
<b><u>Budget Account</u></b>	
Recurring	
<b><u>Funding Source</u></b>	
Reserves	
<b><u>Funding Source Type</u></b>	
<b>Is this funding source sustainable for future years, months, etc?</b>	
No, additional revenues or a reduction of expenses will need to occur to accommodate this in future years.	
<b><u>Expense Occurrence</u></b>	
Recurring	
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
(revenue generating, match requirements, etc.) Personnel budgets will not be increased for these changes. Existing personnel budgets are expected to cover the increased expense due to vacancy savings or cost reductions. If vacancy savings or cost reductions aren't sufficient, the increase will be funded with reserves or unappropriated fund balance.	
<b><u>Approvals</u></b>	
<b><u>Dept Head</u></b>	BYRD, GIACOBBE
<b><u>Division Director</u></b>	GBYRD
<b><u>Accounting Manager</u></b>	GBYRD
<b><u>Legal</u></b>	GBYRD
<b><u>For the Mayor</u></b>	GBYRD
<b><u>Additional Approvals</u></b>	
<b><u>MANAGEMENT &amp;</u></b>	MILLER, JACOB
<b><u>Distribution List</u></b>	

## Council Briefing Paper

### Public Infrastructure, Environment & Sustainability Committee

<b>Committee Date</b>	January 12 <sup>th</sup> , 2026																																			
<b>Submitting Department</b>	Human Resources																																			
<b>Contact Name</b>	Allison Adam, Director of HR																																			
<b>Contact Email &amp; Phone</b>	aadam@spokanecity.org																																			
<b>Council Sponsor(s)</b>	<u>Council Member Klitzke and Council Member Zappone</u>																																			
<b>Select Agenda Item Type</b>	<input type="checkbox"/> Discussion    Time Requested: 10 min																																			
<b>Agenda Item Name</b>	Special Budget Ordinance – HR Range Change – January 2026																																			
<b>Grant Item</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																			
<b>Proposed Council Action</b>	<input checked="" type="checkbox"/> Approval to proceed to Legislative Agenda <input type="checkbox"/> Information Only																																			
<p><b>Summary</b></p> <p><b>What is the specific purpose or need for the budget adjustment?</b></p> <p><b>What changes or developments have triggered this request?</b></p>	<p>The City’s Human Resources department conducted an internal and external salary analysis of the below job classifications due to a change in duties and job responsibilities. The individual job classifications affected by the salary analysis are listed below. Upon approval, these range changes will be put into effect in the HR system and incumbents’ pay will be adjusted.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 12.5%;">Union</th> <th style="width: 12.5%;">SPN/ Job Code</th> <th style="width: 25%;">Title</th> <th style="width: 12.5%;">From Grade</th> <th style="width: 12.5%;">To Grade</th> <th style="width: 12.5%;">Former Range</th> <th style="width: 12.5%;">New Range</th> </tr> </thead> <tbody> <tr> <td colspan="7"><b>Department Director Request</b></td> </tr> <tr> <td>Local 29 (8hr)</td> <td>934</td> <td>Behavioral Health Paramedic (BRU)</td> <td>-0-</td> <td>A13-25</td> <td>-0-</td> <td>\$68,945.76- \$88,823.52</td> </tr> <tr> <td>From EXC to M&amp;P-A</td> <td>440</td> <td>Parking Services Manager</td> <td>A07-47</td> <td>A01-48</td> <td>\$82,830.96- \$116,176.32</td> <td>\$87,904.80- \$123,693.12</td> </tr> <tr> <td>Exempt-Confidential (EXC)</td> <td>857</td> <td>Director of Analytics, Research &amp; Technology</td> <td>-0-</td> <td>A07-58</td> <td>-0-</td> <td>\$120,644.64- \$170,172.00</td> </tr> </tbody> </table>	Union	SPN/ Job Code	Title	From Grade	To Grade	Former Range	New Range	<b>Department Director Request</b>							Local 29 (8hr)	934	Behavioral Health Paramedic (BRU)	-0-	A13-25	-0-	\$68,945.76- \$88,823.52	From EXC to M&P-A	440	Parking Services Manager	A07-47	A01-48	\$82,830.96- \$116,176.32	\$87,904.80- \$123,693.12	Exempt-Confidential (EXC)	857	Director of Analytics, Research & Technology	-0-	A07-58	-0-	\$120,644.64- \$170,172.00
Union	SPN/ Job Code	Title	From Grade	To Grade	Former Range	New Range																														
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Exempt-Confidential (EXC)	857	Director of Analytics, Research & Technology	-0-	A07-58	-0-	\$120,644.64- \$170,172.00																														
<p><b>Fiscal Impact</b></p> <p><b>Approved in current year budget?</b>    <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>Total Cost: <u>For SPNs with former ranges, Citywide: \$5,074-\$7,517 and General Fund: \$0. However, for SPNs without a former range, indeterminable.</u></p> <p>Current year cost: For SPNs with former ranges, Citywide: \$5,074-\$7,517 and General Fund: \$0. However, for SPNs without a former range, indeterminable.</p> <p>Subsequent year(s) cost: The cost in subsequent years will be the total cost ranges above multiplied by the contracted Cost of Living Adjustments (COLAs) applicable to that year and union.</p>																																				
<b>Funding Source</b>	<input type="checkbox"/> One-time <input checked="" type="checkbox"/> Recurring <input type="checkbox"/> N/A																																			

Specify funding source: Reserves

Is this funding source sustainable for future years, months, etc? No, additional revenues or a reduction of expenses will need to occur to accommodate this in future years.

**Expense Occurrence**     One-time     Recurring     N/A

Other budget impacts: (revenue generating, match requirements, etc.) Personnel budgets will not be increased for these changes. Existing personnel budgets are expected to cover the increased expense due to vacancy savings or cost reductions. If vacancy savings or cost reductions aren't sufficient, the increase will be funded with reserves or unappropriated fund balance.

**Operations Impacts** (If N/A, please give a brief description as to why)

- What are the net impacts this adjustment will have on the specifically affected line items?  
No budget change will be made this year, but personnel expenses will change in the effected funds.
- What operational changes will occur because of this adjustment?  
No operational changes.
- What are the potential risks or consequences of not approving the budget adjustment?  
If the City's compensation plan and/or job classifications are left unchanged, there is a risk of losing parity with the compensation plans of outside organizations, resulting in difficulty hiring or retaining existing employees.
- 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?  
Ensures compensation equity.

**What current racial and other inequities might this special budget ordinance address?**

Ensure compensation equity

ORDINANCE NO C36827

AMENDING ORDINANCE NO. C36794, ENTITLED IN PART, "AN ORDINANCE ADOPTING A MID-BIENNIAL MODIFICATION BUDGET FOR THE CITY OF SPOKANE", AND AMENDING IT TO ADJUST PAY RANGES TO ALIGN WITH SALARY ANALYSIS, AND DECLARING AN EMERGENCY.

WHEREAS, subsequent to the adoption of the mid-biennium modification Ordinance No. C36794, as above entitled in part, and which passed the City Council November 24, 2025, it is necessary to make changes in the appropriations of the various Funds listed below, which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk's Office for five days;

NOW, THEREFORE, the City Council of Spokane does ordain:

Section 1. That in the budget of the General Fund, and the budget annexed thereto with reference to the Fund, the following changes be made:

- 1) Change the grade and associated pay range for the Director of Analytics, Research, & Technology classification as noted below.

Union	SPN	Title	From Grade	To Grade	Former Range	New Range
EXC	857	Director of Analytics, Research, & Technology	---	A07-58	---	\$120,645- \$170,172

Section 2. That in the budget of the Parking System Fund, and the budget annexed thereto with reference to the Fund, the following changes be made:

- 1) Change the grade and associated pay range for the Parking Services Manager classification as noted below.

Union	SPN	Title	From Grade	To Grade	Former Range	New Range
From EXC to M&P-A	440	Parking Services Manager	A07-47	A01-48	\$82,831- \$116,176	\$87,905- \$123,693

Section 3. That in the budget of the Fire/Emergency Medical Services Fund, and the budget annexed thereto with reference to the Fund, the following changes be made:

- 1) Change the grade and associated pay range for the Behavioral Health Paramedic (BRU) classification as noted below.

Union	SPN	Title	From Grade	To Grade	Former Range	New Range
Local 29	934	Behavioral Health Paramedic (BRU)	---	A13-25	---	\$68,946- \$88,824

Section 4. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the need to adjust pay ranges to align with salary analysis, and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage.

Passed by the City Council on \_\_\_\_\_

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 12/08/2025**Committee Agenda type:** Discussion**Date Rec'd**

12/4/2025

**Clerk's File #**

RES 2026-0001

**Cross Ref #****Project #****Council Meeting Date:** 01/26/2026**Submitting Dept**

COMMUNITY, HOUSING &amp; HUMAN

**Bid #****Contact Name/Phone**

PARADIS 509-625-6510

**Requisition #**

CR 28114

**Contact E-Mail**

PPOURZANJANI@SPOKANECITY.ORG

**Agenda Item Type**

Resolutions

**Council Sponsor(s)**

PDILLON ZZAPPONE

**Sponsoring at Administrators Request**

NO

**Lease?** NO**Grant Related?** YES**Public Works?** NO**Agenda Item Name**

RESOLUTION - APPROVAL OF ADDITIONAL INCLEMENT WEATHER SHELTER

**Agenda Wording**

Resolution authorizing contract to fund inclement weather beds with Jewels Helping Hands from 1/1/26 - 12/31/26. Agency applied via RFP and recommended by the Human Services Committee with CHHS Board approval.

**Summary (Background)**

On July 1, 2025, CHHS posted a Request for Proposals (RFP) to solicit applications for Inclement Weather Bed shelter operators for calendar year 2026. The RFP closed on January 31, 2025 and after thorough review and evaluation by the CHHS Human Services Committee on August 27, 2025, the following two projects were recommended for funding: 1. Catholic Charities - \$400,000 o House of Charity Shelter - Up to 35 beds for single men at approximately \$69 per bed per night o St. Margaret's Shelter - Up to 10 beds for families with children (based on availability) at approximately \$55 per bed per night 2. The Salvation Army - \$250,000 o The Way Out Center - Up to 25 beds for single adults at \$75 per bed per night These two projects were taken before City Council for approval under Resolution 2025-0110 on November 10, 2025 at the Urban Experience Committee. On December 1, 2025, City Council approved Resolution 2025-0110, authorizing the execution of subrecipient contracts with the two agencies for the operation of inclement weather beds from January 1, 2026 through December 31, 2026. On November 13, 2025, CHHS re-opened the Request for Proposal for inclement weather bed shelter operators to identify additional qualified agencies to operate inclement weather beds with the goal of increasing the number of inclement weather beds available to the community from January 1, 2026 to December 31, 2026. The RFP closed on November 18, 2025 and the only applicant to submit a proposal was Jewels Helping Hands. The applicant passed staff threshold review and met the requirements outlined in the RFP. The CHHS Human Services Committee finalized their recommendation on November 19, 2025, and on December 3, 2025, the CHHS Board approved the Committee's recommendation to support Jewels Helping Hands as an inclement weather shelter operator. Attached to this agenda sheet is the Human Services Committee Recommendation for the inclement weather RFP as well as a draft copy of the resolution authorizing CHHS to contract with Jewels Helping Hands for inclement weather beds from 1/1/26-

12/31/26. The inclement weather beds will be funded by 1590 funds with \$1 million available for inclement weather services. The attached resolution outlines \$150,000 of the available funds will be awarded to support the following inclement weather project: 1. Jewels Helping Hands - \$150,000 o Morning Star Shelter - 15 beds for adult women at \$75 per bed per night The Inclement weather beds are activated in accordance with SMC 02.04.045, which dictates that inclement weather beds should be activated when the Wind Chill is predicted to be 32 degrees Fahrenheit or lower according to the National Weather Service.

**What impacts would the proposal have on historically excluded communities?**

These funds will be used to support households experiencing homeless seeking safe, dry, warm shelter beds during inclement weather events in accordance with SMC 02.04.045.

**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?**

All data will be entered into HMIS and reports will be given to Council and the community on program utilization. In addition to this, providers are required to update bed availability/inventory in ShelterMe Spokane on a daily basis for community members seeking shelter availability.

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

Subrecipients are required to log inclement weather bed utilization in HMIS which allows us to better understand the supply and demand relationship for shelter beds in our community during inclement weather events as well as how funds may be shifted to support more beds for specific sub populations.

**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 projects align with SMC 02.04.045 as well as the CoC's Five Year Strategic Plan to End Homelessness.

**Council Subcommittee Review**

NA

**Fiscal Impact**

Approved in Current Year Budget? YES

Total Cost \$ 150,000

Current Year Cost \$ 150,000

Subsequent Year(s) Cost \$

**Narrative**

\$150,000 will be allocated to Jewels Helping Hands to fund inclement weather beds from 1/1/26-12/31/26.

**Amount**

**Budget Account**

Expense \$ 150,000

# 1595-53126-51010-54201-99999

Select \$

#

<b>Funding Source</b> One-Time			
<b>Funding Source Type</b> Grant			
<b>Is this funding source sustainable for future years, months, etc?</b> \$1 million has been allotted to CHHS for inclement weather services for calendar year 2026. These are 1590 funds that will support these projects through 12/31/26.			
<b>Expense Occurrence</b>			
<b>Other budget impacts (revenue generating, match requirements, etc.)</b> NA			
<b>Approvals</b>		<b>Additional Approvals</b>	
<b><u>Dept Head</u></b>	ANDERSON, ARIELLE M.	<b><u>ACCOUNTING -</u></b>	BROWN, SKYLER
<b><u>Division Director</u></b>	KINDER, DAWN	<b><u>PURCHASING</u></b>	NECHANICKY, JASON
<b><u>Accounting Manager</u></b>	BROWN, SKYLER		
<b><u>Legal</u></b>	PICCOLO, MIKE		
<b><u>For the Mayor</u></b>	PICCOLO, MIKE		
<b>Distribution List</b>			
chhscontracts@spokanecity.org		chhsaccounting@spokanecity.org	
ppourzanjani@spokanecity.org		dnorman@spokanecity.org	

## RESOLUTION NO. 2026-0001

A RESOLUTION authorizing the City to enter into subrecipient contracts for the operation of inclement weather surge capacity beds, pursuant to the Inclement Weather Surge Capacity Request for Proposals (RFP) that closed on November 18, 2025.

WHEREAS, The City may establish inclement weather centers when necessary to protect vulnerable individuals and families from extreme cold, extreme heat, poor air quality conditions, and severe weather events in accordance with SMC 02.04.045; and

WHEREAS, pursuant to RCW 82.14.530 and chapter 08.07C SMC, the City has imposed a sales and use tax, the money collected from which may be used for facilities providing housing-related services; and

WHEREAS, pursuant to the HEART Fund (1590 Sales and Uses Tax Revenue), \$1,000,000 in funding has been made available for inclement weather services; and

WHEREAS, on July 1, 2025, the City of Spokane, through its CHHS Department, issued the Inclement Weather Surge Capacity Request for Proposals (RFP) to identify qualified agencies to operate inclement weather beds beginning January 1, 2026, through December 31, 2026, that provide safe, low-barrier shelter beds to individuals and families experiencing homelessness during inclement weather events; and

WHEREAS, the RFP closed on July 31, 2025, and following the CHHS Human Services Committee's review on August 27, 2025, the CHHS Board approved the Committee's recommendation to support The Salvation Army and Catholic Charities as inclement weather shelter operators on September 3, 2025; and

WHEREAS, on November 10, 2025, Resolution 2025-0110 was presented to City Council and approved on December 1, 2025, authorizing execution of subrecipient contracts with The Salvation Army and Catholic Charities for the operation of inclement weather beds from January 1, 2026 through December 31, 2026; and

WHEREAS, on November 13, 2025, the City of Spokane, through its CHHS Department, re-opened the Inclement Weather Surge Capacity Request for Proposals (RFP) to identify additional qualified agencies to operate inclement weather beds and increase the number of inclement weather beds available beginning January 1, 2026, through December 31, 2026; and

WHEREAS, the RFP closed on November 18, 2025, and after thorough review and evaluation of the proposal by the CHHS Human Services RFP Committee on November 19, 2025, and with the CHHS Board's approval of this recommendation on December 3, 2025, the following project was recommended for funding:

1. Jewels Helping Hands – Morning Star Shelter - \$150,000

WHEREAS, City Council approval is required to authorize the execution of subrecipient contracts for selected providers to operate inclement weather beds in accordance with the terms and funding outlined in the RFP.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPOKANE:

1. That the City Council hereby approves entering into subrecipient contracts with the agency selected through the reopening of the Inclement Weather Surge Capacity RFP process, as recommended by the CHHS Human Services RFP Committee.
2. That the City, by and through the appropriate officers, is authorized to execute all agreements, contract documents, and subsequent amendments necessary to implement the inclement weather shelter operations, provided such agreements are consistent with applicable funding sources and approved budget authority.
3. That these contracts shall be administered by the CHHS Department.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF SPOKANE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Assistant City Attorney

## **CHHS Human Services Committee Recommendations**

**November 2025**

### **INCLEMENT WEATHER RFP, \$1M available (unanimous recommendation):**

The [Inclement Weather RFP](#) previously reviewed in August was reopened for additional applications. Jewels Helping Hands submitted the only response. They proposed 15 Inclement Weather surge beds at their Morning Star scattered site shelter, and 15 beds at the Housing Navigation Center (30 beds total). CHHS Department ruled out use of the daytime-only Housing Navigation Center. The committee voted unanimously to recommend funding for the Inclement Weather surge beds at JHH's Morning Star shelter.

**Agenda Sheet for City Council:****Committee:** PIES **Date:** 12/15/2025**Committee Agenda type:** Discussion**Date Rec'd**

12/10/2025

**Clerk's File #**

RES 2025-0124

**Cross Ref #****Project #****Council Meeting Date:** 01/12/2026**Submitting Dept**

MAYOR

**Bid #****Contact Name/Phone**

JON SNYDER 6779

**Requisition #****Contact E-Mail**

JSNYDER@SPOKENECITY.ORG

**Agenda Item Type**

Resolutions

**Council Sponsor(s)**

KKLITZKE ZZAPPONE

**Sponsoring at Administrators Request**

YES

**Lease?** NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

2026 TRANSPORTATION COMMISSION WORK PLAN RESOLUTION

**Agenda Wording**

A resolution establishing the 2026 Transportation Commission Work Plan.

**Summary (Background)**

This resolution adopts the Transportation Commission 2026 Work Plan as set forth in Attachment A of this resolution.

**What impacts would the proposal have 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?**

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

**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?**

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	N/A
<b>Funding Source Type</b>	Select
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	N/A
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	
<b>Dept Head</b>	MCDANIEL, ADAM
<b>Division Director</b>	
<b>Accounting Manager</b>	BUSTOS, KIM
<b>Legal</b>	SCHOEDEL, ELIZABETH
<b>For the Mayor</b>	PICCOLO, MIKE
<b>Distribution List</b>	

**RESOLUTION 2025-0124**

A resolution establishing the 2026 Transportation Commission Work Plan.

**WHEREAS**, the purpose of the Transportation Commission is to provide advice and recommendations to the Mayor and City Council on the plans and programs necessary to achieve a safe and equitable multimodal transportation system consistent with the Comprehensive Plan, the policies of the City as adopted by the City Council, and within the parameters set forth in state and local law; and

**WHEREAS**, pursuant to SMC 04.40.080, the Transportation Commission shall establish an annual work plan in consultation with the directors of Integrated Capital Management, Planning and Economic Development Services, Street Department, Code Enforcement and Parking Services, the Transportation Benefit District Administrator, and the Manager of Neighborhood Connectivity Initiatives to be adopted by the City Council.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council hereby adopts the Transportation Commission 2026 Work Plan as set forth in Attachment A.

ADOPTED BY THE CITY COUNCIL ON \_\_\_\_\_, 2026.

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Assistant City Attorney

## Attachment A

<b>2026 Transportation Commission Work Program Priorities</b>		
<b>Project Name</b>	<b>Start/Status</b>	<b>Transportation Commission Review</b>
Safe Streets for Spokane advisory review	Ongoing	Ongoing
Inland Empire Way study	Ongoing	TBD
Spokane Falls Blvd study/design	Ongoing	Q1-2026
Sidewalk program	Q4-2025	Q2-2026
Parking system review/revenue uses	Ongoing	Q2-2026
Default speed limits/ 20MPH residential street speed limit	TBD	TBD
Spokane Transit Authority Long Range Plan	Ongoing	Q2-2026
Roadway Design Manual update/quick-build strategies review/daylighting	Ongoing	Q2-2026
Automated Enforcement Traffic Camera expansion	Ongoing	Q2-2026
Revised Process for traffic-calming project selection	Ongoing	Q1-2026
School Streets concept	Q-1 2026	Q1-2026
Transportation Benefit District Funding	Ongoing	Q2-2026
Emergency Streets pilot	Q-1 2026	Q2-2026
Bicycle Priority Network	Ongoing	Q3-2026
Safe Routes to School review	Ongoing	Q3-2026
Grand Blvd design	Ongoing	Q1-2026
Thorpe Road Tunnel Study	Q1-2026	Q1-2026
Standard lane widths and variances/near side traffic signals	Q3-2026	Q3-2026
Pedestrian Street: Post downtown	Q3-2026	Q4-2026
Bicycle Master Plan Amendments	Q1-2026	Q3-2026
<b>Mandated / Regular Items</b>		
6-Year Transportation Program update	Annual/Spring approval	
Transportation Benefit District project selection	Annual/1st touch March--Final Vote July?	
Street designation and classification review	As needed	
Traffic Calming project review	Annual/1st touch in Jan, list in Sept., final vote Nov.	
Local Option Parking Tax transportation Project Program	February	
Transportation Commission Annual Report	March	
Construction season review	Annual/October	

**Agenda Sheet for City Council:****Committee:** PIES **Date:** 12/15/2025**Committee Agenda type:** Discussion**Date Rec'd**

12/10/2025

**Clerk's File #**

RES 2025-0125

**Cross Ref #****Project #****Council Meeting Date:** 01/12/2026**Submitting Dept**

MAYOR

**Bid #****Contact Name/Phone**

JON SNYDER 6779

**Requisition #****Contact E-Mail**

JSNYDER@SPOKANECITY.ORG

**Agenda Item Type**

Resolutions

**Council Sponsor(s)**

KKLITZKE ZZAPPONE

**Sponsoring at Administrators Request**

YES

**Lease?** NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

2026 CLIMATE RESILIENCE AND SUSTAINABILITY BOARD WORK PLAN

**Agenda Wording**

A resolution establishing the 2026 Climate Resilience and Sustainability Board Work Plan.

**Summary (Background)**

This resolution adopts the Climate Resilience and Sustainability Board 2026 Work Plan as set forth in Attachment A of this resolution.

**What impacts would the proposal have 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?**

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

**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?**

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	N/A
<b>Funding Source Type</b>	Select
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	N/A
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	
<b>Dept Head</b>	MCDANIEL, ADAM
<b>Division Director</b>	
<b>Accounting Manager</b>	BUSTOS, KIM
<b>Legal</b>	SCHOEDEL, ELIZABETH
<b>For the Mayor</b>	PICCOLO, MIKE
<b>Distribution List</b>	

**RESOLUTION 2025-0125**

A resolution establishing the 2026 Climate Resilience and Sustainability Board Work Plan.

**WHEREAS**, the purpose of the Climate Resilience and Sustainability Board is to provide advice and recommendations to the Mayor, City Council, and community on the actions necessary to achieve the community’s sustainability and climate goals consistent with the City’s Comprehensive Plan, Sustainability Action Plan, environmental stewardship policies of the City as adopted by the City Council, and within the requirements and parameters set forth in state law; and

**WHEREAS**, pursuant to SMC 04.41.060, the Climate Resilience and Sustainability Board shall establish an annual work plan in consultation with the appropriate City staff designated by the Mayor, which shall be adopted by the City Council.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council hereby adopts the Climate Resilience and Sustainability Board 2026 Work Plan as set forth in Attachment A.

ADOPTED BY THE CITY COUNCIL ON \_\_\_\_\_, 2026.

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Assistant City Attorney

## Attachment A

<b>2026 Climate Resilience &amp; Sustainability Board Work Program Priorities</b>		
<b>Project Name</b>	<b>Start/Status</b>	<b>CRSB Review</b>
Biochar pilot project w/ Parks	Ongoing	Q1-2026
Draft water conservation ord.: landscaping & commercial users	Ongoing	Q2-2026?
Update of commercial water rate structure	Ongoing	Q1-2026
Public Transit as a GHG reduction strategy	Q1-2026	Q2-2026
Aquifer Protection Area plan (for funds that will be available in 2027)	TBD	Q3-2026
Waste to Energy tour & workshop (carbon sequestration discussion)	TBD	Q1-2026
Recycling markets & related policy/zero waste strategies workshop	Ongoing	Q3-2026
Strategies to Implement Comp Plan Climate Element	Q3-2026	Q3-Q4-2026
Sustainability Action Plan 5-year review	Q-1-2026	Q-2-2026
Carbon sequestration policy	Q3-2026	Q3-2026
<b>Mandated / Regular Items</b>		
Climate Element of the Comp Plan update	Ongoing/Vote in February	
Master Water Conservation Plan technical advisory committee	Q1-2026	
State legislative agenda recommendations	Q2-2026	

**Agenda Sheet for City Council:****Committee:** Public Safety **Date:** 12/01/2025**Committee Agenda type:** Discussion**Date Rec'd**

11/26/2025

**Clerk's File #**

ORD C36819

**Cross Ref #****Project #****Council Meeting Date:** 01/12/2026**Submitting Dept**

MAYOR

**Bid #****Contact Name/Phone**

ADAM 6779

**Requisition #****Contact E-Mail**

AMCDANIEL@SPOKANECITY.ORG

**Agenda Item Type**

First Reading Ordinance

**Council Sponsor(s)**

ZZAPPONE

**Sponsoring at Administrators Request**

NO

**Lease?** NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

ORDINANCE RESTORING FIRE CODE FEE UPDATE INADVERTENTLY REMOVED

**Agenda Wording**

An ordinance restoring updates to the fire code fees inadvertently removed through the adoption of Ordinance C36702; amending Section 08.02.034 of the Spokane Municipal Code.

**Summary (Background)**

The Council unanimously adopted Ordinance C36695, relating to the fire code, on June 16th, 2025. The Council also unanimously adopted Ordinance C36702, simplifying the civil infraction system, on July 14th, 2026. The updates made to SMC 08.02.034 through Ordinance C36695 had not yet become effective as of the adoption of Ordinance C36702 and led to the updates made in Ordinance C36695 being inadvertently repealed with the adoption of Ordinance C36702. This ordinance restores the updates to SMC 08.02.034 inadvertently removed through Ordinance C36702

**What impacts would the proposal have 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?**

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

**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?**

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget? N/A	
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	
<b>Funding Source Type</b>	Select
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	<b>Additional Approvals</b>
<u>Dept Head</u>	MCDANIEL, ADAM
<u>Division Director</u>	
<u>Accounting Manager</u>	BUSTOS, KIM
<u>Legal</u>	HARRINGTON,
<u>For the Mayor</u>	PICCOLO, MIKE
<b>Distribution List</b>	

**ORDINANCE NO. C36819**

An ordinance restoring updates to the fire code inadvertently removed through the adoption of Ordinance C36702; amending Section 08.02.034 of the Spokane Municipal Code.

**WHEREAS**, the Spokane City Council unanimously adopted Ordinance C36695, relating to the fire code, on June 16<sup>th</sup>, 2025; and

**WHEREAS**, the Spokane City Council also unanimously adopted Ordinance C36702, simplifying the civil infraction system, on July 14<sup>th</sup>, 2026; and

**WHEREAS**, the updates made to SMC 08.02.034 through Ordinance C36695 had not yet become effective as of the adoption of Ordinance C36702 and therefore led the updates made in Ordinance C36695 to be inadvertently repealed with the adoption of Ordinance C36702; and

**WHEREAS**, this ordinance restores the updates to SMC 08.02.034 inadvertently removed through Ordinance C36702;

**NOW, THEREFORE**, the City of Spokane does ordain:

**Section 1.** That section 08.02.034 to Chapter 08.02 of the Spokane Municipal Code is amended to read as follows:

**Section 08.02.034 Fire Code**

A. Storage Tanks.

The fees in connection with aboveground or underground storage tanks for critical materials as defined in [SMC 17A.020.030](#), including flammable or combustible liquids, are:

1. Installation (including installation of pumps and dispensers) of underground storage tank, per tank: seven hundred twenty-eight dollars (\$728).
2. Installation of above-ground storage tank, per tank:
  - a. More than sixty but less than five hundred gallons: two hundred seventy-six dollars (\$276).
  - b. Five hundred gallons or more: four hundred fifty dollars (\$450).
3. Aboveground or underground storage tank removal or abandonment, per tank: two hundred ten dollars (\$210).

**ORD C36819 (SPONSOR SUBSTITUTION)(12-05-25)**

4. Placement of tank temporarily out of service: two hundred ten dollars (\$210).
5. Alteration or repair of a tank: two hundred seventy-six dollars (\$276).

**B. Installation of Fire Protection/Detection Equipment.**

1. The fees for installing, altering, or repairing fire protection and/or fire detection equipment are based on the value of the work, according to the following schedule:

<b>BID AMOUNT</b>	<b>PERMIT FEE</b>	<b>PLAN CHECK FEE</b>
(Valuation)		
\$1 through \$500	\$105	\$68.25
\$501 through \$2,000	\$210	\$136.50
\$2,001 through 5,000	\$420	\$273
\$5,001 through \$10,000	\$840	\$546
\$10,001 through \$15,000	\$1,260	\$819
\$15,001 through \$20,000	\$1,470	\$955.50
\$20,001 through \$25,000	\$1,680	\$1,092
\$25,001 through \$30,000	\$1,890	\$1,228.50
\$30,001 through \$40,000	\$1,995	\$1,296.75
\$40,001 through \$50,000	\$2,100	\$1,365
\$50,001 through \$60,000	\$2,520	\$1,638
\$60,001 through \$80,000	\$2,940	\$1,911
\$80,001 through \$100,000	\$3,150	\$2047.50
\$100,001 through \$150,000	\$3,465	\$2,252.25
\$150,001 through \$200,000	\$3,780	\$2,457
\$200,001 through \$250,000	\$4,200	\$2,730

ORD C36819 (SPONSOR SUBSTITUTION)(12-05-25)

\$250,001 through \$300,000	\$5,000	\$3,250
\$300,001 through \$350,000	\$5,800	\$3,770
\$350,001 through \$400,000	\$6,600	\$4,290
\$400,001 through \$450,000	\$7,425	\$4,826.25
\$450,001 through \$500,000	\$8,230	\$5,349.50
For valuations of \$500,001 and over, fees are calculated as follows:		
Permit Fee: Valuation multiplied by 0.0165		
Plan Check Fee: 65% of permit fee.		

2. Fees apply to an initial submittal and one subsequent resubmittal if the initial submittal is not accepted. If the resubmittal is not accepted, it will be deemed invalid, and the applicant will need to begin a new submittal.

3. Penalty.

Whenever any work for which a fire equipment permit is required is started without first obtaining a permit, the permit fees specified above are doubled and a civil infraction may be issued.

4. Fee Refunds.

The fire official may authorize the refund of any fee erroneously paid or collected. The fire official may authorize the refunding of not more than eighty percent (80%) of the paid permit fee when no work has been done under an issued permit.

5. Valuation.

The valuation of the work done must be submitted at the time of application for a permit. The valuation is the value of the work to be done and includes all labor, material, equipment, and the like supplied and installed by the permittee to complete the work. The permittee may be asked to verify the valuation placed on the work. When the cost of any proposed work is unknown, an estimate of the cost shall be made and used to compute the permit fee. Upon completion of the work, a fee adjustment is made in favor of the City or permittee, if requested by either party.

6. Inspections.

The number of inspections for each permit is determined by the valuation, with the minimum number of inspections for a permit being two.

7. Revisions.

Fees include one revision to an approved submittal. Additional revisions will be charged at an hourly rate of one hundred five dollars (\$105). The permit fee will be modified to the new total value when revisions increase the value of the work.

8. Phasing

Submittals for projects that are done in phases for the construction shall follow the phasing approved as part of the building permit. Where a building permit has not been issued, the phasing shall be approved by the Fire Code Official.

C. Fire Protection System Verification.

The fee for verification that a fire protection system has been appropriately serviced by a Fire Department-registered fire equipment servicer, for each inspection, is:

1. Thirty-eight dollars (\$38) for:
  - a. sprinkler systems,
  - b. standpipe systems (wet or dry),
  - c. alarm systems,
  - d. rangehood systems,
  - e. inert gas extinguishing systems,
  - f. spray booths, and
2. Nineteen dollars (\$19) for private fire hydrants.

D. Safety/Building & Multi-Family Inspections.

1. The fee for conducting safety inspections is one hundred five dollars (\$105) per hour, with a minimum one-hour charge, including annual life safety reviews for short-term rentals. Commercial (~~Building~~) and multi-family building inspections will be charged according to the total area for each building area per the table below:

	<b>Building Area (sq. ft.)</b>	<b>Fee</b>
A	0 – 1,500	\$((44)) <u>105</u>
B	1,501 – 3,000	
C	3,001 – 5,000	

ORD C36819 (SPONSOR SUBSTITUTION)(12-05-25)

D	5,001 – 7,500	
E	7,501 – 10,000	
F	10,001 – 12,500	
G	12,501 – 15,000	
H	15,001 – 17,500	\$202
I	17,501 – 20,000	
J	20,001 – 30,000	
K	30,001 – 40,000	
L	40,001 – 50,000	
M	50,001 – 60,000	\$355
N	60,001 – 70,000	
O	70,001 – 100,000	
P	100,001 – 150,000	\$512
Q	150,001 – <del>((200,000))</del> <u>250,000</u>	
R	<del>((Over 200,000))</del> <u>250,001-500,000</u>	<u>\$673</u>
<u>S</u>	<u>Over 500,000</u>	<u>\$838</u>

\* Effective January 1, 2026: Multifamily buildings are allowed to use the total combined area of the buildings in the contiguous complex for this table.

ORD C36819 (SPONSOR SUBSTITUTION)(12-05-25)

- 1. If a building has not received violations following two review cycles, the fee may be reduced by 15%.

E. Reinspections.

The fee for conducting reinspections is one hundred five dollars (\$105) per incident. This applies to inspection requests beyond the allowable inspections associated with an original permit. The reinspection fee will apply when an inspection is scheduled with the Spokane Fire Department and the following occurs:

- 1. The project or occupancy is not ready for the inspection.
- 2. Corrections that were previously identified remain uncorrected.
- 3. The site is not accessible, and a return visit is required.

F. Inspection fees as set forth in this section are appropriated for an estimated time spent equal to or less than one hour per inspection. Permittees are subject to additional inspection fees, which shall apply in a minimum of one-hour increments for each permit fee category, for additional time spent on inspection services to include code research and return site visits.

G. Solar Photovoltaics

Solar photovoltaic permits shall be assessed at ~~((20% of the valuation set forth in SMC 08.02.034.B above))~~ an hourly rate of one hundred five dollars (\$105) for plan review and inspection.

**Section 2. 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 3. 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 4.** Section 14 of Ordinance C36702 shall be deemed rescinded and superseded by this ordinance.

PASSED by the City Council on \_\_\_\_\_

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date

**Agenda Sheet for City Council:****Committee:** Public Safety **Date:** 12/01/2025**Committee Agenda type:** Discussion**Date Rec'd**

11/26/2025

**Clerk's File #**

ORD C36820

**Cross Ref #****Project #****Council Meeting Date:** 01/12/2026**Submitting Dept**

MAYOR

**Bid #****Contact Name/Phone**

ADAM 6779

**Requisition #****Contact E-Mail**

AMCDANIEL@SPOKANECITY.ORG

**Agenda Item Type**

First Reading Ordinance

**Council Sponsor(s)**

PDILLON ZZAPPONE

**Sponsoring at Administrators Request**

YES

**Lease?** NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

ORDINANCE PROHIBITING THE SALE AND DISTRIBUTION OF KRATOM

**Agenda Wording**

An ordinance prohibiting the sale and distribution of kratom products in the city of Spokane; adopting a new Chapter 10.83 of the Spokane Municipal Code.

**Summary (Background)**

Kratom is a psychoactive plant containing alkaloids including mitragynine and 7-hydroxymitragynine (7-OH) at low levels that can have stimulant and opioid-like effects. The U.S. Food and Drug Administration (FDA) has warned consumers not to use products containing 7-hydroxymitragynine because of the risk of "serious adverse events, including liver toxicity, seizures, and substance use disorder (SUD)". The Washington Poison Center has seen a "vertical spike" in kratom-related calls, including more calls related to 7-hydroxymitragynine and children. Kratom products and synthetic products containing 7-hydroxymitragynine (7-OH) concentrate can be found at local gas stations, smoke shops, and convenience stores. This ordinance prohibits the sale and distribution of kratom products in the city of Spokane.

**What impacts would the proposal have 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?**

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

**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?**

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	N/A
<b>Funding Source Type</b>	Select
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	N/A
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	
<b>Dept Head</b>	MCDANIEL, ADAM
<b>Division Director</b>	
<b>Accounting Manager</b>	BUSTOS, KIM
<b>Legal</b>	HARRINGTON,
<b>For the Mayor</b>	PICCOLO, MIKE
<b>Distribution List</b>	

## ORDINANCE NO. C36820

An ordinance prohibiting the sale and distribution of kratom products in the city of Spokane; adopting a new Chapter 10.83 of the Spokane Municipal Code.

**WHEREAS**, kratom is a psychoactive plant containing alkaloids including mitragynine and 7-hydroxymitragynine (7-OH) at low levels that can have stimulant and opioid-like effects; and

**WHEREAS**, the U.S. Food and Drug Administration (FDA) has warned consumers not to use products containing 7-hydroxymitragynine because of the risk of “serious adverse events, including liver toxicity, seizures, and substance use disorder (SUD)”; and

**WHEREAS**, the University of Washington Addictions, Drug & Alcohol Institute reports 7-hydroxymitragynine (7-OH) as an emerging drug with a higher risk of overdose and use disorder than kratom; and

**WHEREAS**, the FDA reports kratom-related substance use disorder where individuals have cravings for kratom, use kratom for longer or more than intended, and experience withdrawal symptoms when kratom use is stopped; and

**WHEREAS**, the Washington Poison Center has seen a “vertical spike” in kratom-related calls, including more calls related to 7-hydroxymitragynine and children; and

**WHEREAS**, kratom products and synthetic products containing 7-hydroxymitragynine (7-OH) concentrate can be found online and at local gas stations, smoke shops, and convenience stores; and

**WHEREAS**, the sale and distribution of kratom products have been regulated or prohibited in many states and municipalities, but are not yet regulated in Washington state; and

**WHEREAS**, based on the public health data, prohibiting the sale and distribution of kratom products containing 7-hydroxymitragynine until regulated by the state or federal government may reduce the risk of accidental overdose, substance misuse, and long-term health impacts, and protect the public health, safety, and welfare of residents and visitors to Spokane.

**NOW, THEREFORE**, the City of Spokane does ordain:

**Section 1.** There is enacted a new chapter 10.83 to Title 10 of the Spokane Municipal Code to read as follows:

Chapter 10.83      Sale or Distribution of Kratom Products Prohibited

- 10.83.010 Purpose and Intent
- 10.83.020 Definitions
- 10.83.030 Prohibition on Sale or Distribution of Kratom Products
- 10.83.040 Sunset Upon State or Federal Regulation

**Section 10.83.010 Purpose and Intent**

It is the purpose and intent of this ordinance to protect the public health and safety of Spokane residents by prohibiting the sale and distribution of kratom (*Mitragyna speciosa*) products to all individuals, including any products containing 7-hydroxymitragynine, mitragynine, or an extract, synthetic alkaloid, or synthetically derived compound.

**Section 10.83.020 Definitions**

Term	Definition
Distribute	Distribute means to furnish, give away, exchange, transfer, deliver or supply, whether or not for monetary gain.
Kratom Product	Kratom product means any kratom analogue, food product, food ingredient, dietary ingredient, dietary supplement, or beverage intended for human consumption which contains any part of the leaf of the plant <i>Mitragyna speciosa</i> or an extract, synthetic alkaloid, or synthetically derived compound of such plant and is manufactured as a powder, capsule, pill, beverage, or other edible form.
Kratom Retailer	Kratom retailer means any person that sells or distributes kratom products or that advertises, represents, or holds itself out as selling or maintaining kratom products within the city of Spokane.

**Section 10.83.030 Prohibition on Sale or Distribution of Kratom Products**

- A. A person shall not distribute, sell, or permit to be sold a kratom product to any person.
- B. Any person violating this section shall be guilty of a civil infraction and shall be subject to the escalating penalties and repeat offender provisions prescribed in [SMC 01.05.151](#).

C. Any kratom retailer found guilty of violating this section may have its business license revoked or denied under the procedures prescribed in [SMC 08.01.321](#).

**Section 10.83.040 Sunset Upon State or Federal Regulation**

This chapter shall be effective until preempted by the State of Washington or the federal government.

**Section 2. 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 3. 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.

PASSED by the City Council on \_\_\_\_\_

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date





# **7-Hydroxymitragynine (7-OH):**

An Assessment of the Scientific Data and  
Toxicological Concerns Around  
an Emerging Opioid Threat

# **7-Hydroxymitragynine (7-OH):**

## **An Assessment of the Scientific Data and Toxicological Concerns Around an Emerging Opioid Threat**

## FDA Center for Drug Evaluation and Research

### Authors

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### Acknowledgments

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## EXECUTIVE SUMMARY

Recent reports indicate increased availability and marketing of 7-hydroxymitragynine (7-OH) in the U.S., raising public health concerns due to its pharmacology. This report provides an overview on the chemical, pharmacological, and epidemiological data on 7-OH. It focuses on the characterization of 7-OH-containing products in the marketplace, the evidence of increasing human exposures, and the extensive body of preclinical studies in the scientific literature that indicate the predominant mu opioid agonist pharmacology of 7-OH. These data sources indicate that 7-OH is a potent opioid that poses an emerging public health threat, especially when considering the increasing availability of enhanced or concentrated 7-OH products in the marketplace.

7-OH is a naturally occurring substance in the kratom plant (*Mitragyna speciosa*), but only a minor constituent that comprises less than 2% of the total alkaloid content in natural kratom leaves. However, 7-OH demonstrates substantially greater mu-opioid receptor potency than kratom's primary alkaloid constituent mitragynine, as well as other classical opioids such as morphine. In vitro studies reveal 7-OH exhibits high binding affinity for mu-opioid receptors ( $K_i = 7.2-70$  nM), with functional activity as a mu agonist. Animal behavioral studies demonstrate its rewarding effects from self-administration and conditioned place preference methods, consistent with its opioid properties. Critically, 7-OH produces respiratory depression, physical dependence, and withdrawal symptoms characteristic of classical opioids, such as morphine, fentanyl, oxycodone, and hydrocodone.

Recently, there has been a concerning proliferation of concentrated 7-OH products that are sold over the counter and online. The enhanced amount of 7-OH in these products is likely synthetically derived through oxidate chemical conversion of mitragynine isolates or kratom extracts. Given the trace amounts of 7-OH that are naturally present in kratom, direct extraction of 7-OH from plant material would simply be unfeasible economically.

Surveillance data from multiple sources, including America's Poison Centers National Poison Data System (NPDS), Drug Enforcement Administration toxicology testing programs, and social media monitoring, suggest increasing human exposure to these concentrated 7-OH products. Clinical presentations include euphoria, sedation, respiratory depression, and opioid-like withdrawal syndromes, with users acknowledging its significant addiction potential.

The pharmacological profile, abuse liability, and emerging patterns of non-medical use establish 7-OH as a dangerous substance. Current regulatory gaps have enabled widespread availability of these products despite their opioid-like properties and necessitate immediate policy intervention to address this emerging threat to American public health.

## INTRODUCTION

### The Context for 7-OH Concerns

7-Hydroxymitragynine (7-OH) is a component of the plant kratom (*Mitragyna speciosa*), a tropical evergreen tree in the Rubiaceae family that grows in the wetlands of Southeast Asia (Brown et al., 2017). Kratom leaves contain over 50 alkaloids, with mitragynine and 7-OH being the primary psychoactive constituents (Warner et al., 2016). Its leaves, consumed as a tea or in dry leaf form, have been used for centuries in both medicinal and recreational settings, largely due to the properties of its alkaloids mitragynine and 7-OH. Typically, 7-OH occurs in botanical kratom in amounts no more than ~.01-.04 percent by dry weight (Heywood et al., 2024). Medicinally, kratom has been used to treat headaches, diarrhea, insomnia, anxiety, opioid use withdrawal, and more, while in recreational use cases, it has been associated with feelings of euphoria (Hill et al., 2025). Currently, there are no FDA-approved drugs containing kratom or kratom-derived drug substances such as 7-OH for any therapeutic indications.

Kratom products have grown in popularity since the mid-2000's; however, kratom, mitragynine, and 7-OH have faced regulatory scrutiny in the United States due to concerns about their safety and potential for abuse. None of these substances are lawful when added to conventional foods, as dietary supplements, or as ingredients in any FDA-approved drug, and yet, these substances are still sold in various markets. At the state level, some jurisdictions have implemented restrictions on their sale and use. Until now, 7-OH has not been the sole target of a regulatory response but has always been addressed alongside the kratom plant and mitragynine.

FDA issued its first import alert for kratom in 2012. At the time, kratom was being marketed in various forms for human consumption despite a lack of approved drug uses or established safety as a dietary ingredient. In the years since, additional import alerts have been issued by the Agency. The Drug Enforcement Administration (DEA) and the Department of Health and Human Services (HHS) had given consideration to kratom, as well as its constituents, mitragynine and 7-OH, to determine whether these substances should be recommended for control under the Controlled Substances Act (CSA). Those actions were ultimately suspended in 2018, with the Assistant Secretary for Health at that time stating that the science was incomplete, and the available data were not adequate to support a recommendation to control these substances under the CSA.

### Contemporary Outlook

Given the concerning trends with 7-OH and other kratom-related products, FDA has now determined that a more comprehensive assessment of available scientific and medical data on 7-OH is warranted. Many of the products available today, which are often associated with or advertised as kratom, no longer resemble botanical kratom. Instead, they contain “enhanced” or concentrated amounts of 7-OH and are formulated as powders, capsules, and liquid extracts designed to generate a stronger effect on users. Other products are explicitly advertised as 7-OH-containing products. One analysis of websites selling 7-OH products found that most (82.2 %) were formulated as chewable/sublingual tablets, shots, or gummies and marketed specifically as 7-OH only products (92%). The mean cost per recommended dose/serving was \$3.97 (Hill et al., 2025).

As described below, research has shown that 7-OH is a potent mu-opioid receptor agonist, demonstrating pharmacological characteristics that define classical opioids like morphine and fentanyl. Based on its opioid pharmacology, there is significant potential for abuse of 7-OH. In fact, in various preclinical studies it has demonstrated greater potency than classical opioids. For example, 7-OH produces respiratory depression with more than 3-fold greater potency than morphine. Since the substance's therapeutic and psychoactive effects are mediated through the same mu-opioid receptor pathways as classical opioids, it can be considered to have opioid properties warranting similar regulatory consideration (Hill et al., 2025; Obeng et al., 2021).

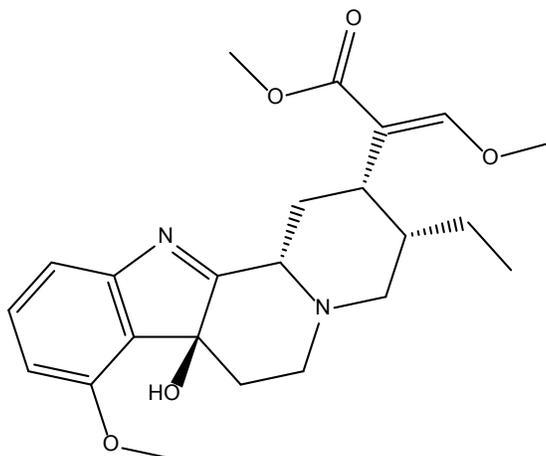
In this report, FDA presents its new assessment of the available scientific data and literature on 7-OH, as well as more recent law enforcement data and the rapidly evolving trends in kratom-related products. FDA still has concerns about the safety of kratom products more broadly and the unlawful marketing of them under several regulated product categories in the Federal Food, Drug, and Cosmetic Act. However, there is a recognized need for more immediate action to address 7-OH because it is a substance with potent mu opioid agonist properties and significant abuse liability.

## ANALYSIS OF DATA ON 7-HYDROXYMITRAGYNE (7-OH)

### 7-OH Sources and Products vs. Kratom

The alkaloid 7-hydroxymitragynine (7-OH) is a naturally occurring substance in the kratom plant (*Mitragyna speciosa*), but only a minor constituent, described as early as 1994, when it was reported to comprise about 1.6% of the total alkaloid content of kratom leaves (Ponglux et al., 1994). This early reported value is in agreement with more recent assessments that have consistently demonstrated 7-OH as comprising less than 2% of the total alkaloid content in natural kratom as noted below.

7-OH has the chemical structure shown in Figure 1. Its IUPAC name is methyl (E)-2-[(2S,3S,7aS,12bS)-3-ethyl-7a-hydroxy-8-methoxy-2,3,4,6,7,12b-hexahydro-1H-indolo[2,3-a]quinolizin-2-yl]-3-methoxyprop-2-enoate, and it has the molecular formula  $C_{23}H_{30}N_2O_5$ , with a molecular weight of 414.40 amu.



**Figure 1. 7-Hydroxymitragynine Chemical Structure**

Although details are not well-known, 7-OH is present in some products in amounts far exceeding its natural levels in the kratom plant. The 7-OH in these products is likely derived from the kratom plant. These 7-OH-enhanced products likely involve additional chemical synthetic steps by the producers of these products, converting the more abundant plant alkaloid mitragynine into 7-OH via chemical oxidation.

Data are available regarding 7-OH as a percentage of the total alkaloid content in kratom, and also as a percentage of dried botanical kratom leaf material and other kratom-derived products in the U.S. marketplace. One recent review reports 7-OH as comprising 2% of the total alkaloid content in kratom (Hossain et al., 2023) and this result can be extended to samples of kratom grown in the U.S. (Leon et al., 2009). In another analysis of 13 commercial products purported to contain kratom, the 7-OH content by weight ranged from 0.01-0.04% (Kikura-Hanajiri et al., 2009) a finding in agreement with others that have reported 7-OH to account for less than 0.05% by weight, substantially lower than reported mitragynine amounts (Kruegel et al., 2019). A more

recent study used ecological momentary assessment to evaluate the motivations and patterns of use of adult U.S. kratom consumers (Smith, Panlilio, Feldman, et al., 2024; Smith, Panlilio, Sharma, et al., 2024). As part of the study, subjects provided samples for quantitative testing of their own kratom products that they obtained and were self-administering. Across the 341 samples, the 7-OH content (expressed as a percentage by weight/weight or weight/volume, as indicated) ranged from below the limit of quantitation (< 0.005%) to a maximum of 0.21% with a mean of 0.01% (Sharma et al., 2025). These data suggest 7-OH is present in botanical kratom (i.e., leaf) at relatively low or trace amounts and may be a postharvest oxidative derivative of mitragynine (Karunakaran et al., 2024).

Common forms of kratom sold online include powders, capsules, resin extracts, crushed leaves, and tablets, although loose powder and prepared capsules have been reported to be the most frequently used formulations (Garcia-Romeu et al., 2020; Smith, Panlilio, et al., 2024). While kratom use characteristics are complicated by the diversity of products in the marketplace, survey studies have reported on consumption patterns. Garcia-Romeu collected data from regular kratom users and found that most users reported using 1-3g (49%) or 4-6g (33.4%) of botanical kratom per consumption (Garcia-Romeu et al., 2020). In other survey studies, the self-reported average consumption of kratom powder was 4-5 g per serving with serving sizes ranging between 2.6- 7.5 g (Rogers et al., 2024; Smith et al., 2022). When quantifying the amount of mitragynine consumed through the use of kratom, individuals self-reported consuming an average of 31.3 mg of mitragynine/serving and a range of 78.3 – 134.6 mg of mitragynine per day (Sharma et al., 2025).

Mitragynine, as the most abundant alkaloid in kratom, accounts for about 66% of the *total alkaloid content* of kratom and less than 2% of dried leaf content *by weight*, although there are reports of regional and seasonal variability in the tree's alkaloid composition (Arndt et al., 2011; Leon et al., 2009; Sengnon et al., 2023). For example, Chear and colleagues collected fresh kratom leaves from different locations in Peninsular Malaysia and determined their alkaloid profiles. The mitragynine concentration ranged from 9.38 to 18.85 mg/g or 0.38% to 1.89% of dried leaf weight while the 7-OH concentration ranged from 0.05 to 0.15 mg/g or 0.005% to 0.015% (Chear et al., 2021).

Despite the low amounts of 7-OH in botanical kratom, there are reports of its more-enhanced presence in commercial kratom-related products (Grundmann et al., 2024), although some products have been identified in reports from nearly a decade ago. For example, Lydecker and colleagues tested eight commercially available kratom products for their alkaloid content(s). In seven of the eight products tested, they found levels of 7-OH to be 109-509% higher than expected, based on naturally occurring levels of 7-OH reported in the kratom plant (Lydecker et al., 2016). More recently, the Tampa Bay Times purchased twenty kratom-derived products from local stores. One of those products consisted of pressed pills and contained 15 mg/pill of 7-OH, an amount far greater than observed in any botanical kratom preparation to date (Ogozalek, 2023). In addition to the verified amounts of 7-OH in the products obtained by Lydecker et al. and the Tampa Bay Times, other products *labeled and/or purported* to have high levels of 7-OH appear to be readily available for purchase online.

In summary, the low amounts of 7-OH in natural botanical kratom products is well-established as a percentage of alkaloid content, as a percentage of dried kratom leaf material, and in products representing other dosage forms made from natural kratom and consistent with its natural

composition. However, there are also a concerning and increasing number of products being sold that have unexpectedly and unnaturally high levels of 7-OH. This poses a threat to public health that is more clearly understood based on the pharmacological properties and effects of 7-OH, discussed in the preclinical data section below, and also in the limited information available on known patterns of human use and resulting harms discussed below. These sections will present and discuss the evidence in the available data that establishes the mu opioid agonist pharmacology associated with 7-OH in particular.

### **Patterns of 7-OH Use, Human Exposures, and Law Enforcement Data**

There are several sources of information to characterize the current patterns of 7-OH use and the resulting harms to individuals who knowingly or unknowingly are exposed to 7-OH at significant doses from 7-OH-enhanced products, as described in the subsections below.

#### **National Drug Early Warning System (NDEWS)**

The National Drug Early Warning System (NDEWS) provides real-time surveillance from sentinel sites across U.S. to detect early signals of potential drug epidemics using novel (e.g., street reporting, web monitoring) and traditional data sources (e.g., OD deaths, treatment admissions).

NDEWS analyzed Reddit posts mentioning 7-OH during January to September 2024 and found that posts increased over this time. These posts are broad and can vary in content but have included warnings from Reddit users about respiratory depression, potency, dependence and long-lasting withdrawal (NDEWS, 2024).

#### **Social Media**

A variety of social media outlets were assessed for mentions and/or discussions of 7-OH. Websites included:

- erowid.org - a member-supported organization providing access to information about psychoactive plants, chemicals, and related issues;
- bluelight.org - an international message board that educates the public about responsible drug use by promoting free discussion, advocating harm reduction, and attempting to eliminate misinformation;
- reddit.com - online forum that functions as a vast collection of user-driven communities, known as sub-Reddits, each centered around specific topics.

It is important to note that all considerations of these social media sources are, at best, anecdotal in considering the risks and abuse potential associated with 7-OH products. However, it is clear that there is fairly widespread understanding of the availability of products specifically targeting high levels of the substance 7-OH, distinct from kratom products generally. In analyzing these social media posts, some relevant themes have been identified and include mention of the following: euphoria and an opioid-like “buzz”/high as motivation for consuming 7-OH; availability of “candy-like” formulations which users acknowledge as having a risk of overconsumption to their own detriment; perceptions of therapeutic value of 7-OH in self-treating pain and anxiety; concerns over loss of access to these products if they were to be banned; acknowledgement that use of these products could lead to overdose and serious

outcomes including death; and acknowledgement that use could lead to addiction and has caused users to experience withdrawal symptomology much like that produced by other commonly abused opioids.

### **Drug Enforcement Administration Toxicology Testing Program (DEA TOX)**

The Drug Enforcement Administration Toxicology Testing program (DEA TOX) conducts analyses of voluntarily submitted leftover or previously collected biological samples from drug overdose victims to identify novel psychoactive substances (NPS) and other drugs of abuse in subjects with fatal and nonfatal overdose. The DEA TOX database was queried for reports of mitragynine, 7-OH, or mitragynine pseudoindoxyl from 2019-2025. A total of 103 cases, some fatal and some non-fatal, were identified in this selected sample; this database does not include all overdose cases, and the number of samples voluntarily submitted for analysis may vary year to year based on unknown factors.

It is notable that the utility of the DEA TOX data is limited because it generally cannot be discerned whether deaths are related to mitragynine, 7-OH, or mitragynine pseudoindoxyl, or some combination thereof. In addition, although 7-OH and mitragynine pseudoindoxyl are not typically found in appreciable amounts in fresh kratom leaves (Hill et al., 2025), both are metabolites of mitragynine, complicating forensic assessments of causality (Kamble et al., 2020). These are significant limitations in making inferences from these data; however, the number of fatal overdose cases in which one or more of these substances were detected for 2023 to 2025 are approximately three-fold higher than for the years 2019 through 2022, coinciding with the more recent entry of more-concerning kratom-related products in the marketplace, such as 7-OH.

### **Human Exposures in Pharmacokinetic Studies**

Pharmacokinetic (PK) data for 7-OH are sparse, as to our knowledge, no clinical studies have been performed using isolated or purified 7-OH. Nonetheless, there are 7-OH PK data derived from a small number of studies using botanical kratom. Most available clinical PK data for 7-OH are variable, which may be for several reasons such as genetic differences in kratom plants, different formulations (e.g., teas, capsules, etc.), and methods of analysis. Much of the data is also from non-controlled studies making it difficult to interpret the results. Huestis and colleagues conducted a randomized, between-subject, double-blind, placebo-controlled dose escalation study of 500-4000 mg encapsulated dried kratom leaf powder corresponding to mitragynine doses of 6.65-53.2 mg. Twelve subjects enrolled in the study (n=12). Blood plasma levels of mitragynine and 7-OH were assessed after a single dose, and then again after 15 days of continuous dosing. According to the study authors, peak plasma levels of 7-OH (i.e.,  $C_{max}$  values) and exposure (i.e., area under the curve, (AUC)) were lower than mitragynine but increased in a dose proportional manner and ranged from 3.6 to 22.7 ng/mL while the time to peak plasma levels (i.e.,  $T_{max}$  values) ranged from 1.2 – 1.8 h. The half-life of 7-OH increased with increasing dose and ranged from a mean of 1.7 to 4.7 hours. During the multiple dose phase of the study, 7-OH steady state was reached in about 7 days (Huestis et al., 2024).

In another study examining the PK properties of 7-OH, sixteen healthy subjects (n=16) received kratom tea containing 23.6 mg of mitragynine. Subjects were administered tea in two sessions: once with tea alone, and in a second session following pretreatment with itraconazole, a

CYP3A4 inhibitor. The 7-OH  $C_{max}$  was  $12.81 \pm 3.39$  ng/mL which occurred 1.7 h after administration ( $T_{max}$ ). In the second session after pretreatment with itraconazole (200 mg), the  $C_{max}$  decreased 56% with a concomitant 43% decrease in AUC. These data describe the PK of 7-OH and demonstrate that the metabolism of mitragynine to 7-OH is heavily dependent on CYP3A4 (Mongar et al., 2024).

Tanna et. al., assessed the PK of a single orally administered dose of kratom (2 g), in the form of a tea, to healthy adult subjects ( $n = 5$  completers). According to the authors, there were only trace amounts of 7-OH ( $< LOQ$ ) in the starting product, therefore, the assumption was made that 7-OH was generated from the metabolism of mitragynine *in vivo*. The authors identified a PK difference between enantiomers of kratom alkaloids in either the 3S or 3R configuration. 7-OH has a 3S configuration which, according to the authors, leads to a shorter  $T_{max}$ , lower exposure (AUC), longer terminal half-life, and a higher volume of distribution during the terminal phase compared to the 3R alkaloids. Measured 7-OH in plasma samples demonstrated that 7-OH had a  $C_{max} = 16.1$  nM,  $T_{max} = 1$ h, half-life = 5.67h, and an  $AUC_{0-120h} = 103$ nM x h.(Tanna et al., 2022).

## **Epidemiological Data Sources**

### ***Limitations with the Epidemiological Data Sources***

Because 7-OH appears to be a novel, emerging public health threat, the ability of public health surveillance systems to monitor 7-OH specific risks may be limited. For example, large national surveys such as the National Survey on Drug Use and Health include questions about use of kratom, but not 7-OH. Additionally, there may be a lack of awareness among consumers of kratom-related products that they are obtaining 7-OH enhanced products, and thus use of 7-OH would likely be underreported in data collected using self-report. Many forensic laboratories test for mitragynine as a marker of kratom use. In these cases, 7-OH overdose cases and fatalities may incorrectly be classified as kratom and/or mitragynine-related (Smith, Boyer, et al., 2024). Furthermore, toxicology reports documenting presence of 7-OH are difficult to interpret, because 7-OH is a known metabolite of mitragynine in humans. All of these issues complicate the real-world assessment of risks associated with use of 7-OH containing products as distinct from risks associated with kratom and other mitragynine-containing products.

### ***FDA's Adverse Event Reporting System***

Although FDA's Adverse Event Reporting System (FAERS) has documented cases reporting adverse events (13 cases, including 2 deaths) suspected to involve 7-OH, ambiguity about the contributory role of 7-OH from uncharacterized products or concomitant medications and underlying disease limits interpretation. Therefore, we do not include further analysis of these FAERS cases here.

**America’s Poison Centers, National Poison Data System**

National Poison Data System (NPDS) receives near real-time data from the nation’s poison centers (PC), providing information and assistance to callers on exposures to prescription drugs, over-the-counter medications, unapproved products, and other substances. PC healthcare professionals systematically follow up on exposure cases to document medical and clinical effects. Quality control measures are used to ensure data accuracy and completeness. Notably, 7-OH specific NPDS codes were only recently added (Feb-May 2025), and therefore the NPDS reporting period is limited to 2/1/2025-4/30/2025. As shown below, there were a total of 53 exposure cases involving 7-OH during this time period, the majority of which involved abuse-related reasons for use (i.e., “intentional abuse”). Most single-substance 7-OH exposure cases resulted in minor or moderate clinical outcomes, with several documented has having major clinical outcomes.

**Table 1. National Poison Data System Closed Human Exposure Cases\*, 2/1/2025-4/30/2025**

	Number of exposure cases**	Number of abuse cases**	Single substance exposure cases	Single substance abuse cases
Total cases involving 7-OH	53	24	37	16
<b>Reason</b>				
Adverse drug reaction	4		2	
Intentional- abuse	24		16	
Intentional- misuse	4		3	
Intentional - Suspected suicide	2		0	
Other – Withdrawal	8		6	
Unintentional – general	4		4	
Unintentional- misuse	1		1	
Unintentional therapeutic error	4		3	
Unknown reason	2		2	
<b>Related clinical outcomes</b>				
Minor			6	3
Moderate			13	6
Major			3	1
Not followed, minimal clinical effects possible			5	3
Unable to follow, judged as potentially toxic exposure			1	0
<b>Age</b>				
<18 years	6	1	5	0
≥ 18 years	46	23	32	16
Unknown age	1	0	0	0
*Excludes cases classified as 'confirmed non-exposure'				
**Cases may involve other substances, besides 7-OH				
Related clinical outcomes include cases with clinical effects deemed “related” to exposure based on timing, severity, and assessment of clinical effects by Poison Center Specialists. Definitions available from America’s Poison Centers: NPDS Full Report 2023. Page 235.				

Note: This analysis used the case listing data in NPDS to identify and characterize cases documented as involving 7-OH. As of July 2025, an in-depth review NPDS case narrative data was ongoing; this further review may yield different numbers from those presented here.

## **Summary of Epidemiological Data and 7-OH Concerns**

Available surveillance data indicate that abuse of 7-OH is occurring and is associated with serious harms; however, as noted previously, it is difficult to quantify the public health burden because surveillance systems do not provide estimates for the prevalence of 7-OH use and are only beginning to track the specific involvement of 7-OH enhanced products in exposure cases and overdoses. The current epidemiologic data on 7-OH exposures often lack sufficient detail to distinguish with confidence involvement of botanical kratom products from 7-OH enhanced products.

## **Preclinical Data Characterizing 7-OH Pharmacology**

Although there are limited data from human studies to characterize effects of 7-OH in humans, as noted above, there is a large body of *in vitro* and animal studies that provide extensive evidence of 7-OH as a potent mu opioid agonist, as described in below subsections.

### **In Vitro Data**

#### **Receptor Binding Studies**

7-OH has been shown to have affinity and activity at mu opioid receptors. In a study using human embryonic kidney (HEK) cells with cloned, human opioid receptors, 7-OH demonstrated high affinity for the mu opioid receptor ( $K_i = 47 \text{ nM}$ ) relative to kappa ( $K_i = 188 \text{ nM}$ ) and delta opioid receptors ( $K_i = 219 \text{ nM}$ ) (Kruegel et al., 2016). In a second study using HEK 293 cells expressing human mu and other opioid receptors, 7-OH demonstrated high affinity for mu opioid receptors ( $K_i = 16 \pm 1 \text{ nM}$ ) and its affinity was greater than mitragynine ( $K_i = 238 \pm 28 \text{ nM}$ ) and lower than morphine ( $K_i = 1.50 \pm 0.04 \text{ nM}$ ) (Todd et al., 2020). Using an *in vitro* radioligand binding assay with CHO cells expressing murine-derived opioid receptors, 7-OH demonstrated relatively high affinity for mu-opioid receptors ( $K_i = 37 \pm 4 \text{ nM}$ ), relative to mitragynine ( $K_i = 230 \pm 47 \text{ nM}$ ), although its affinity was lower than morphine ( $K_i = 4.6 \pm 1.8 \text{ nM}$ ) (Varadi et al., 2016). Other studies conducted using whole brain homogenates of guinea pig brain tissue have also demonstrated that 7-OH has high affinity at mu opioid receptors ( $K_i = 8.0 \text{ nM}$ ) relative to kappa ( $K_i = 6.7 \text{ nM}$ ) and delta opioid receptors ( $K_i = 6.8 \text{ nM}$ ) (Matsumoto et al., 2004). Obeng and colleagues evaluated the binding affinity of 7-OH using human recombinant HEK 293 cells expressing mu opioid receptors. Their results are in agreement with the data presented above where the authors found that 7-OH binds with high affinity ( $K_i = 7.2 \text{ nM}$ ) to mu opioid receptors relative to delta ( $K_i = 236 \text{ nM}$ ) and kappa ( $K_i = 74.1 \text{ nM}$ ) receptor subtypes (Obeng et al., 2020). A number of additional binding studies are in keeping with the data described above, demonstrating the affinity of 7-OH for mu opioid receptors across a variety of binding assays (Chakraborty et al., 2021; Matsumoto et al., 2008; Obeng et al., 2021; Takayama et al., 2002).

The results of the receptor binding studies with 7-OH are in keeping with *in silico* receptor binding models that suggest 7-OH has high affinity for the mu opioid receptor. The *in silico* modeling results were subsequently confirmed with a radioligand binding assay where 7-OH demonstrated high affinity for cloned, human mu opioid receptors ( $K_i = 70 \text{ nM}$ ). (Ellis et al.,

2020). Collectively, the available receptor binding data demonstrate the affinity and binding of 7-OH to mu opioid receptors.

### **Functional Studies**

Many of the studies referenced above performed additional assessments of 7-OH to determine its functional activity after binding (i.e., agonist or antagonist effects). These studies have consistently demonstrated that 7-OH produces mu-opioid agonist effects. For example, Kruegel and colleagues examined the functional activity of 7-OH and mitragynine in HEK cells expressing opioid receptors using a bioluminescence resonance energy transfer (BRET) assay. Both mitragynine and 7-OH functioned as partial agonists, producing E<sub>max</sub> values of 34% and 47% respectively and EC<sub>50</sub> values of 339 ± 178 nM and 34.5 ± 4.5 nM (Kruegel et al., 2016). Activation of the mu opioid receptor pathway was also investigated using forskolin-stimulated cyclic adenosine monophosphate (cAMP) accumulation in Chinese Hamster Ovary (CHO) cells expressing mu opioid receptors. In this assay, 7-OH produced a maximal activation (E<sub>max</sub>) of 85.9%, a value similar to that produced by the positive control comparators DAMGO (86.2%) and morphine (86.9%). These data suggest 7-OH acts a full mu opioid agonist (Todd et al., 2020). Similarly, Matsumoto and colleagues concluded that 7-OH was “found to have an opioid agonist property on μ- and/or κ-opioid receptors” based on its ability to inhibit contraction of isolated guinea pig ileum. In this assay, 7-OH displayed approximately 13-fold greater potency than morphine and 46-fold greater potency than mitragynine. The inhibition was reversed by naloxone, suggesting the effects are mediated via mu opioid receptors (Matsumoto et al., 2004). Other functional assays produced results that are aligned with Matsumoto and colleagues. For example, using a cAMP mobilization assay as a measure of functional effects, 7-OH acted as a full agonist with an EC<sub>50</sub> of 7.6 nM, and was more potent than mitragynine (EC<sub>50</sub> 307.5 nM) (Obeng et al., 2020). Likewise, when evaluating the agonist activity of 7-OH in an electrically stimulated guinea pig ileum, 7-OH acted as a full agonist and was more potent than morphine (Takayama et al., 2002). Finally, using a [<sup>35</sup>S] GTPγS functional assay, 7-OH produced an E<sub>max</sub> of 77% with an EC<sub>50</sub> of 53.4 nM, further demonstrating its agonist effects (Varadi et al., 2016).

### **Animal Data on Behavioral and Physiological Effects**

#### ***Conditioned Place Preference***

Conditioned place preference (CPP) is a commonly utilized animal model to study the rewarding effects of drugs. In this paradigm, an animal is conditioned to associate a particular environment with a drug treatment, and an alternative environment with a non-drug condition. After repeated sessions, the animal is then observed under non-drug conditions to determine which environment the animal prefers. CPP is established if the animal spends more time in the drug-paired compartment vs. the vehicle-paired compartment (Mombelli, 2022; Prus et al., 2009). Many drugs of abuse produce CPP, though notably, it is not a direct measure of reinforcing effects.

Using the CPP paradigm, several studies have demonstrated the ability of 7-OH to produce rewarding effects and that it does so more potently than morphine. Gutridge and colleagues employed C57BL/6 mice and demonstrated the development of CPP after 3 mg/kg 7-OH. CPP was observed after both doses although 7-OH required more sessions (4 sessions) whereas morphine (6 mg/kg) was able to establish CPP in two sessions (Gutridge et al., 2020). Similarly,

other studies have demonstrated the ability of 7-OH (2 mg/kg) to produce CPP, and that it does so with greater potency than morphine (Matsumoto et al., 2008).

### ***Drug Discrimination***

Drug discrimination is an experimental method in which animals identify whether a test drug produces interoceptive effects similar to those produced by a drug to which the animals are trained to differentiate from placebo, and which has known pharmacological properties. If the known drug is one with abuse potential, drug discrimination methods can be used to predict if a test drug will have abuse potential in humans (Balster & Bigelow, 2003; Solinas et al., 2006).

For abuse assessment purposes, an animal is trained to press one bar when it receives a known drug of abuse (the training drug) and another bar when it receives placebo. A challenge session with the test drug determines which of the two bars the animal presses more often as an indicator of whether the test drug is more like the known drug of abuse or more like placebo. A test drug is said to have “full generalization” to the training drug when the test drug produces bar pressing >80% on the bar associated with the training drug (Ator & Griffiths, 2003; Swedberg, 2016; Walker, 2018; Young, 2009). A test drug that generalizes to a known drug of abuse will likely be abused by humans (Balster and Bigelow, 2003).

Male Sprague Dawley rats were trained to discriminate morphine (5.0 mg/kg i.p.) from saline using a 30 min pretreatment time and FR10 schedule of reinforcement. After successful training, substitution tests with 7-OH (0.3, 1.0 and 3.0 mg/kg) were performed. The highest dose of 7-OH (3.0 mg/kg) produced complete substitution for the morphine stimulus cue. Moreover, pretreatment with naloxone significantly reversed the 7-OH substitution and resulted in saline-like responding. Notably, in this study, 7-OH was more potent than morphine (Harun et al., 2015).

In a second study, the discriminative stimulus effects of 7-OH were examined in separate groups of rats trained to discriminate either morphine (3.2 mg/kg i.p., 15 min pretreatment) or mitragynine (32 mg/kg i.p., 30 min pretreatment) from saline. After successful acquisition of discrimination training 7-OH was administered in substitution tests. 7-OH was administered i.p., with a 15 min pretreatment time in a dose range of 0.1-17.8 mg/kg. In the morphine-trained rats, 7-OH produced complete substitution at doses above 0.56 mg/kg, with the 1.0 mg/kg dose producing 100% drug-lever-appropriate responding and a resultant ED<sub>50</sub> of 0.28 mg/kg. Notably, the dose-response curve was shifted to the left, demonstrating an increased potency of 7-OH relative to morphine. In addition, pretreatment with 0.032 mg/kg naltrexone shifted the dose-response curve to the right suggesting substitution was mediated via mu-opioid receptors (Obeng et al., 2021). Taken together, the drug discrimination data demonstrate the ability of 7-OH to substitute and mimic the stimulus effects of morphine, and that 7-OH is more potent in doing so. These data are a strong indication that 7-OH produces subjective effects in humans that are similar to opioids, along with an associated abuse potential.

### ***Self-Administration***

Self-administration is a method that assesses whether a drug produces reinforcing effects that increase the likelihood of behavioral responses in order to obtain additional drug (i.e., whether an animal will press a lever for a drug injection). Drugs that are self-administered by animals are

likely to produce rewarding effects in humans, which is indicative of abuse potential. Generally, a good correlation exists between those drugs that are self-administered by animals and those that are abused by humans (Balster & Bigelow, 2003; Brady et al., 1987; Johanson & Schuster, 1981; Panlilio & Goldberg, 2007). It is notable that self-administration is a behavior that is produced by drugs that have been placed into every schedule of the CSA. Additionally, rates of self-administration for a particular drug will go up or down if the available drug dose or the work requirement (bar pressing for drug) is altered. Positive results from a self-administration study provide an abuse potential signal, suggesting that a drug has rewarding properties, but not necessarily that it produces more rewarding effects than another drug in humans.

7-OH produces reinforcing effects and is self-administered by rodents. In the study, rodents were trained to self-administer morphine (100 µg/infusion) and faded to 50 µg/infusion once stable responding was achieved. Thereafter, extinction sessions were performed to confirm acquisition of the self-administration training prior to substitution tests. Substitution tests were performed with 7-OH doses of 2.5, 5, 10 and 20 µg/infusion. In the substitution tests, 7-OH produced an inverted U-shaped curve and the number of infusions for 5 and 10 µg/infusion of 7-OH were significantly greater than vehicle, demonstrating the reinforcing effects of 7-OH (Hemby et al., 2019).

The self-administration of 7-OH was blocked by both a mu opioid antagonist (naloxonazine) and a delta opioid antagonist (naltrindole), suggesting its reinforcing effects are mediated via opioid receptors. In addition, peak morphine self-administration occurred at 50 µg/infusion while peak 7-OH infusions occurred at 5 µg/infusion, demonstrating a substantially increased potency of 7-OH relative to morphine.

There are some pharmacokinetic (PK) data available from animal studies involving the administration of isolated, i.e., single entity, 7-OH. Following a single oral dose (1 mg/kg 7-OH) to beagle dogs, absorption was rapid, with a peak plasma concentration (i.e.,  $C_{max}$ ) of  $56 \pm 1.6$  ng/mL 15 minutes post-dose. The elimination half-life was slower, producing a mean of  $3.6 \pm 0.5$  h. No AEs were observed, and no abnormal laboratory findings were reported (Maxwell et al., 2021). In adult male and female mice, the PK parameters of 7-OH were investigated after a single oral dose of 50 mg/kg 7-OH. The tissue distribution of 7-OH was observed in descending order: liver > kidney > spleen > lung > brain. Plasma  $C_{max}$  values were 0.6 and 0.9 µg/mL in males and females with a  $T_{max}$  value of 0.5 hr. Area under the curve (AUC) values over 48 hours ( $AUC_{0-48}$  hr\* µg/mL) were 1.4 and 2.9 in male and female mice (Berthold et al., 2022).

### ***Antinociceptive Effects***

The antinociceptive effects of 7-OH were investigated in mice using the tail flick and hot plate tests. These tests are commonly used to examine pain and analgesic effects in rodents (D'Amour & Smith, 1941). In these tests, rodents are subject to a heat stimulus and timed for the duration it takes to move their tail (i.e., tail flick) or produce a response such as jumping, licking, or shaking of limbs (i.e., hot plate).

In the tail flick test, subcutaneous administration of 7-OH (2.5 – 10 mg/kg) produced both time and dose-related antinociceptive effects. Notably, the dose-effect curve for 7-OH was shifted to the left, indicating a greater potency than the positive control comparator, morphine. Similar results were observed in the hot plate test, and when morphine and 7-OH were administered

orally. Naloxone (2 mg/kg s.c.) inhibited the effects of 7-OH and morphine in both tests (Matsumoto et al., 2004; Matsumoto et al., 2008). Concurrent results were observed by Obeng and colleagues using the hot plate test. In their study, 7-OH (0.0032 – 3.2 mg/kg, i.v.) produced maximum antinociceptive effects and was more potent morphine but less potent than fentanyl when administered intravenously. Likewise, naltrexone (0.1 mg/kg) reversed the antinociceptive effects of 7-OH suggesting the antinociception was mediated via mu opioid receptors (Obeng et al., 2020).

### ***Respiratory Depression***

A major risk of opioid exposure and cause of opioid-induced death is respiratory depression (Baldo & Rose, 2022; Bateman et al., 2023). To examine the respiratory effects of 7-OH in rodents, whole body plethysmography was used in freely moving, awake rats. Both morphine (10 and 32 mg/kg, i.v.) and 7-OH (1, 3.2, and 10 mg/kg, i.v.) induced significant respiratory depression as assessed by minute volume, tidal volume, and breathing frequency. The mu-opioid agonist naloxone (1.0 mg/kg i.v.) reversed these effects, a finding consistent with the mu opioid effects of 7-OH (Zuarth Gonzalez et al., 2025). These data highlight a potential risk factor of 7-OH exposure and suggest 7-OH may expose individuals to similar risks as classic opioids, including respiratory depression.

### ***Physical Dependence and Withdrawal***

It is well-established that chronic administration of opioids leads to the development of tolerance and physical dependence that may culminate into a withdrawal syndrome. In parallel with some of the hot plate tests described above, the ability of 7-OH to produce physical dependence and withdrawal was examined. Mice were treated with subcutaneous 7-OH (10 mg/kg b.i.d.) or morphine (10 mg/kg b.i.d.) for five days. Tolerance was assessed as a reduction of analgesia in the hot plate test. After five days of treatment, both morphine and 7-OH showed a decreased analgesic response on the hot plate test, demonstrating the development of tolerance. In addition, cross-tolerance was also observed between morphine and 7-OH suggesting a similar mechanism of action between the drugs. Finally, after five days of escalating doses of 7-OH and morphine (8-45 mg/kg b.i.d.) the development of withdrawal was assessed with a 3 mg/kg s.c., dose of naloxone injected two hours after 7-OH administration. Both morphine and 7-OH treatment produced signs of withdrawal such as jumping, rearing, urination, ptosis, forepaw tremor, and diarrhea (Matsumoto et al., 2005).

### ***Summary of Preclinical Data***

From the studies described above, 7-OH has high affinity for mu opioid receptors and functional activity as an agonist at these receptors. Consistent with this pharmacological activity, 7-OH is self-administered by animals, substitutes for morphine in drug discrimination studies, produces antinociception, and physical dependence leading to withdrawal when administered to rodents. Moreover, 7-OH has consistently demonstrated an increased potency relative to morphine in preclinical rodent studies. These observations suggest 7-OH has pharmacological properties representative of a full mu opioid agonist and an associated high potential for abuse.

## CONCLUSIONS

The data described in this report indicate that 7-OH has a significant potential for abuse and associated harms. Conclusively, 7-OH has high affinity and agonist activity at mu opioid receptors. Consistent with this pharmacological mechanism of action, 7-OH demonstrates rewarding effects in that it is self-administered by animals and also produces conditioned place preference, two well-established animal behavioral models measuring rewarding effects as a predictor of abuse potential in humans. In animal drug discrimination studies, 7-OH substitutes for morphine with full generalization. 7-OH is also demonstrated to produce antinociception consistent with opioid pharmacology, and to produce physical dependence when administered to rodents, as evidenced by a classic set of withdrawal signs associated with opioid withdrawal upon discontinuation of opioid administration. Moreover, 7-OH in all above models has consistently demonstrated an increased potency relative to morphine.

Due to the fact that 7-OH is both a metabolite of mitragynine and naturally present in low amounts in botanical kratom, using toxicology results to identify 7-OH as a primary or sole contributor in human exposures is challenging. There is also a need for improved clinical awareness and population surveillance to better characterize patterns of 7-OH use, the products that people are obtaining, and individual treatment needs following 7-OH exposure. Additionally, questions on 7-OH are not generally included in national surveys, and other data sources that rely on self-reported use of 7-OH likely underestimate the number of 7-OH exposure cases, as individuals may be unaware of the distinction from kratom products. Nonetheless, since specific codes were added earlier this year to document 7-OH exposure cases, U.S. poison centers have identified multiple single-substance cases of 7-OH exposure resulting in serious adverse clinical outcomes. Also, although anecdotal, social media and online forums indicate growing awareness and use of 7-OH, and many testimonials of the negative opioid-mediated effects users have experienced, including 7-OH dependence, associated withdrawal syndrome, and addiction.

In the current marketplace in the U.S., 7-OH is increasingly being marketed over-the-counter and online, in concentrated forms or sufficient doses to cause harms to those individuals engaging, knowingly or unknowingly, in use of 7-OH. Based on demonstrated pharmacology, repeated or prolonged use of 7-OH would lead to tolerance, physical dependence, and potentially to opioid addiction— typical of mu opioid agonist drugs of abuse. This public health threat is troubling and requires immediate and impactful policies to educate consumers and take regulatory action that limits access to 7-OH containing products.

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# Kratom & 7-OH: What do we know about use, safety, and overdose risk?



*Mandy Sladky, MSN, RN, CARN and Caleb Banta-Green, PhD, MPH, MSW*

## Key Points

- Kratom is a plant from Southeast Asia. Two of its primary psychoactive components are mitragynine and 7-hydroxymitragynine (7-OH). These compounds have opioid-like properties.
- Data and reports suggest kratom use is relatively low in Washington State among those seeking substance use disorder treatment, with some cases of kratom physical dependence and use disorder.
- Kratom offers potential benefits to relieve pain, improve mood, ease opioid withdrawal, and manage symptoms of other substance use disorders, but its effects and safety profile are not fully understood.
- The most commonly reported side effects of kratom are typically mild, but it can also cause serious health issues like respiratory depression, seizures, liver toxicity, and arrhythmias.
- The number of overdose deaths involving kratom in WA State has increased but remain low. Most of these deaths involve other substances as well.
- 7-OH is present at low levels (about 2%) in kratom, however 7-OH is increasingly sold as a stand-alone and more potent product. Concerns about 7-OH's health impacts were expressed by the FDA on July 29, 2025.
  - Preliminary data indicate that 7-OH is much stronger than kratom and can cause severe respiratory depression leading to overdose, which *can* be reversed with naloxone.
  - Opioid use disorder involving 7-OH has been reported by WA State substance use treatment providers and has been successfully treated with buprenorphine.
  - Data on morbidity and mortality associated with 7-OH is very limited; however, treatment providers and the Washington Poison Center report increases in 2025.
- Kratom and kratom-related products such as 7-OH have not been approved by the Food and Drug Administration. More research is needed to evaluate their safety and efficacy and potential consumers should be cautious.
- Contact the Washington Poison Center or WA State Recovery Help Line for for additional information and support.

## Introduction

Kratom is a psychoactive substance made from the leaves of the *Mitragyna speciosa* tree, native to Southeast Asia. Use and impacts of kratom are not well understood. Advertisements at gas stations are common, and there are occasional media reports of its involvement in deaths, leading to questions like: *What is kratom? Why do people use it? Is it dangerous? Can you be addicted to kratom?* We answer these common questions below.

## Background

Kratom is reported to be used, and sometimes advertised, for its potential to relieve pain, increase energy, improve mood, and alleviate opioid withdrawal (opioids include substances such as morphine, oxycodone, heroin, and fentanyl). Kratom's components tend to produce stimulant-like effects at lower doses and depressant effects at higher doses.<sup>1</sup> The primary compounds in kratom, mitragynine and 7-hydroxymitragynine (7-OH), partially activate opioid receptors to relieve pain and induce mild euphoria. These compounds act on several neurotransmitter systems, suggesting potential antidepressant, anxiety-relieving, and antipsychotic effects.<sup>1</sup>

While there are potential therapeutic benefits of kratom, there are also safety concerns. More research is needed to better understand kratom's effects, which may vary greatly depending on the amount taken, how it's processed, and varying quality and consistency of products.<sup>2</sup> Kratom is typically sold as dried leaves, commonly brewed into tea, or in capsules. It is more recently available as extracts or edibles, which may be considerably more potent.<sup>2</sup> The use of 7-OH as an isolated compound, typically available in tablet and liquid forms, has increased, and users report that it is much stronger than kratom. The FDA reports that 7-OH binds to opioid receptors three times stronger than morphine, indicating it has strong opioid effects.<sup>3</sup> High potency kratom products and polysubstance use including kratom has been linked to deaths.

Kratom and 7-OH are not currently federally scheduled, meaning they are not illegal nor is a prescription required, but kratom has been banned in some states and local municipalities. These products are widely available and commonly sold online, at smoke shops, at gas stations, and in some bars. The Food and Drug Administration (FDA) has not fully evaluated or approved kratom or any kratom-related products and warns against their use.<sup>4</sup>

## Common questions about kratom

### How common is kratom use?

The number of people using kratom in the United States is difficult to determine. National surveys likely underestimate its use, with studies suggesting that 1-6 million Americans have tried kratom at some point. The American Kratom Association estimates significantly higher numbers, with 10-15 million people in the U.S. having tried kratom and about 5 million current regular users.<sup>2</sup> Evidence suggests kratom is most often used by current and former opioid users to manage pain, opioid withdrawal, and opioid cravings.<sup>5</sup>

### How often do people in treatment for opioid use disorder report using kratom? How do they do in treatment?

Local data from Washington State's opioid treatment programs (OTPs) suggest kratom is rarely reported by clients as their primary substance of use; only 12 patients statewide among 19,162 individuals in care reported kratom as their primary substance used upon entering treatment (*Personal communication, Lauren Kula, Washington State Health Care*



Photo credit: Caleb Banta-Green.

Authority, August 4, 2025). However, improved data collection methods are needed to better understand local rates of use and use disorder.

Washington State health care and substance use disorder (SUD) treatment providers report low prevalence of kratom use among their patients, although most settings do not commonly or systematically screen for kratom. Consistent with existing research, these providers from across WA State find that patients typically use kratom to manage opioid withdrawal symptoms but then find that they become dependent on kratom or 7-OH as well. Health care providers report that the medications for opioid use disorder (OUD), methadone and buprenorphine, have worked well with people with OUD who are physically dependent on kratom or 7-OH.

*We have two patients who were using heroin and then switched to exclusively using kratom for the next two years. It kept them from going into opioid withdrawal[,] so they were able to successfully get off heroin. They would feel withdrawal symptoms, however, if they didn't use the kratom for several days and came to us because they were afraid that if kratom ever became banned by the FDA, they would return to heroin (or now fentanyl). We placed them on Suboxone [a brand name for oral buprenorphine] as they dropped the kratom, and just recently they switched to Sublocade [a brand name for long-acting injectable buprenorphine]. They are doing fantastic. – Physician*

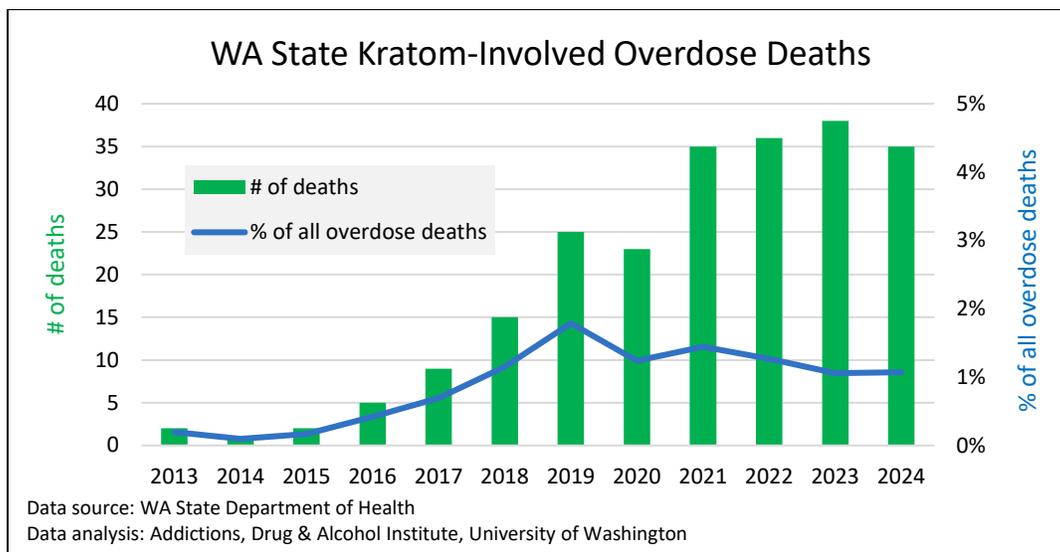
*I have treated one patient for kratom dependence. They started opioids with oxycodone pills, did not like being hooked on that and found kratom kept withdrawal away...until they tried to stop that as well. [They] came to our clinic [and] did well on... [buprenorphine]. For a few years after that I would specifically ask about kratom use, including a question on our preliminary assessment form. No one else endorsed using [kratom]. I have since stopped asking. –Physician*

*We have been testing for kratom but rarely see it... I think it's a group that is used to 'harder' drugs and kratom just doesn't clear the bar. We have had 3-4 people come to us for medications for OUD for kratom dependence and have had fine outcomes with both buprenorphine and methadone. [In] my inpatient work we frequently see kratom dependence as a secondary problem to other use disorders and maybe one primary kratom dependence case in [about] 2 years. – Physician and OTP medical director*

*It's [7-OH] so much stronger than regular Kratom. Withdrawal is seriously difficult. We have treated 5 people with buprenorphine (which] works well.. – Substance use disorder professional*

### **How often is kratom involved in overdose deaths?**

The figure below shows the number of overdose deaths (also known technically as “poisoning”) in Washington State in which kratom was detected. Since 2013, when the first two deaths involving kratom were reported, the number of deaths has increased to 35 in 2024. The percent of all overdose deaths in which kratom was detected has been very low overall and only 1% in 2024. In comparison, in 2024 there were 2,275 overdose deaths in WA State involving “other synthetic opioids,” predominantly non-pharmaceutical fentanyl, representing 70% of all overdose deaths.<sup>6</sup>



Most drug overdoses involve multiple drugs. However, because of inconsistent coding of kratom in multiple drug categories, it is not possible to use International Classification of Diseases (ICD) coding to analyze death certificate data to identify all of the substances detected in a death. Therefore, to explore the presence of other drugs in kratom-involved overdose deaths, ADAI staff manually analyzed the “cause of death” text field from death certificate data for deaths in which kratom/mitragynine was reported in WA State for 2024. These data indicated that among the 35 kratom-involved deaths in 2024:

- 83% (n=29) involved at least one other drug
- 69% (n=24) involved at least one opioid
- 63% (n=22) involved fentanyl with or without other substances
- 17% (n=6) involved only kratom

For comparison, among 4,853 deaths in WA State in 2023 and 2024 that involved “other synthetic opioids” (mostly non-pharmaceutical fentanyl) and in which heroin was not present, 23% had no other drug detected.<sup>6</sup> That is, there were many more deaths involving fentanyl than kratom, and a larger proportion of fentanyl deaths involved no other drug, suggesting kratom is a less lethal substance despite its widespread availability. It may be difficult to identify 7-OH involved overdose deaths, as it is unclear whether 7-OH would specifically be recorded on death certificates

A detailed analysis of kratom-involved deaths in Florida was conducted by the Tampa Bay Times. They analyzed data from 2013, when the first kratom-involved death was detected, through June 30, 2022. A minority of cases, 8%, involved kratom without any other substances present.<sup>8</sup> Parallels with WA State data include that 2013 was the same year that a kratom-involved death was detected in both states, and both states report similar, low proportions of deaths involving just kratom.

## Evidence on risks and benefits

Research on kratom, especially in the U.S., is limited, with most data coming from case studies and observation. Currently, there is not enough information on kratom to report more definitively on its impact on health and well-being. The National Institute on Drug Abuse (NIDA) notes on their webpage that “NIDA supports and conducts research to evaluate potential medicinal uses for kratom and related chemical compounds...NIDA also supports research towards better understanding the health and safety effects of kratom use. Rare but serious effects have been reported in people who use kratom.”<sup>9</sup>

Evidence suggests that kratom may be effective as an analgesic and may decrease the use of other drugs.<sup>10</sup> People

who use kratom long-term report benefit in managing SUD symptoms (e.g., reducing cravings and use of other substances) and relief from withdrawal symptoms for alcohol, opioids, and other drugs.<sup>10</sup> Results of preclinical studies in animals also strongly suggest that kratom/mitragynine is useful for alleviating pain and opioid withdrawal and has a lower risk of central nervous system effects and respiratory depression than conventional opioids.<sup>1,11</sup> People who use kratom daily have also reported improvements in daily living and productivity, including reduced pain, improved mood, increased energy, and alertness. Euphoria or feeling “high” is less frequently reported.<sup>12</sup>

The most commonly reported side effects of kratom are typically mild and include agitation, irritability, tachycardia (high heart rate), nausea, vomiting, confusion, drowsiness, and hypertension. Kratom can also cause serious health issues like respiratory depression, seizures, liver toxicity, and irregular heart arrhythmias. Other adverse effects include hallucinations, delusions, depression, dizziness, difficulty sleeping, sweating, tremor, reduced appetite and anorexia, constipation, transient erectile dysfunction, difficulty sleeping, sweating, darkening patches of skin, and hair thinning. Higher doses of kratom and concentrated products are riskier. Using kratom with other substances can enhance the effects of those substances, which may increase negative effects.<sup>1,13</sup> Furthermore, kratom’s unregulated status as a dietary supplement warrant concern for contamination, mislabeling, and varying quality and consistency, circumstances which have led to serious illness and death.<sup>1,9,13,14</sup>

People who use kratom frequently can develop tolerance, dependence, and cravings, suggesting the potential for kratom use disorder. However, most users do not report social or functional impairment, a necessary component of a substance use disorder diagnosis.<sup>12,15</sup> People who use kratom are more likely to have more severe symptoms of SUD related to other substances, but this does not imply that kratom *causes* this. Instead, it may be that people with severe SUD are more likely to use kratom, and thus are trying to stop the use of another, often illicit, substance.<sup>16,17</sup> A small study showed regular kratom use did not significantly alter health measures, including blood chemistry, organ function, and vital signs of users over time.<sup>18</sup>

Less is known about 7-OH morbidity and mortality, but emerging pharmacological data suggests that it is more potent than kratom and mitragynine, and appears to have properties more similar to a pure opioid, including respiratory depression, thereby increasing overdose risk.<sup>19</sup>

## Recommendations

More information is needed to better understand kratom’s impact. We make the following recommendations based on what is currently known:

- Individuals should carefully weigh the risks before deciding to use kratom and related products such as 7-OH and consider other approaches to manage emotional or physical pain, substance use disorders,, and opioid withdrawal. Buprenorphine and methadone are highly effective in treating opioid use disorder, and access is expanding rapidly in WA State.
- Health care providers and SUD treatment providers should be aware of kratom's popularity and potential effects, risks, and medication interactions. Recent reviews of the clinical pharmacology of kratom are available.<sup>20</sup> Ask patients about all substances they use, including kratom, in a supportive and non-judgmental way to encourage open conversations. Talk with patients about how kratom may, or may not, fit into their recovery and/or harm reduction goals and strategies.
- Kratom offers potential benefits to relieve pain, improve mood, and manage SUD symptoms, but its effects and safety profile are not fully understood. Reports from WA State data and local health care professionals suggest kratom use is relatively low and primarily for managing opioid withdrawal symptoms. Some cases of kratom dependency and use disorder have been observed. The number of overdose deaths involving kratom has increased but remain low and rarely involve only kratom. Despite its therapeutic potential, concerns about safety call for a cautious approach.
- 7-OH is an emerging drug that appears to pose a higher risk for overdose and use disorder than kratom.

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**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 12/08/2025**Committee Agenda type:** Discussion**Date Rec'd**

12/3/2025

**Clerk's File #**

ORD C36821

**Cross Ref #****Project #****Council Meeting Date:** 01/12/2026**Submitting Dept**

MAYOR

**Bid #****Contact Name/Phone**

ADAM 6779

**Requisition #****Contact E-Mail**

AMCDANIEL@SPOKANECITY.ORG

**Agenda Item Type**

First Reading Ordinance

**Council Sponsor(s)**

BWILKERSON PDILLON

**Sponsoring at Administrators Request**

YES

**Lease?** NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

ORDINANCE RELATING TO THE COMMUNITY, HOUSING, AND HUMAN

**Agenda Wording**

An ordinance relating to the Community, Housing, and Human Services (CHHS) Board; amending Chapter 04.34A of the Spokane Municipal Code.

**Summary (Background)**

This ordinance makes updates to the CHHS Board to reflect current practices and board bylaws. The City seeks to strengthen regional collaboration by amending the CHHS Board composition to include a non-voting policy-level staff member from the City of Spokane Valley. The ordinance also officially adds a non-voting member representing the Continuum of Care Board.

**What impacts would the proposal have 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?**

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

**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?**

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	N/A
<b>Funding Source Type</b>	Select
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	N/A
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	
<b>Dept Head</b>	MCDANIEL, ADAM
<b>Division Director</b>	
<b>Accounting Manager</b>	BUSTOS, KIM
<b>Legal</b>	PICCOLO, MIKE
<b>For the Mayor</b>	PICCOLO, MIKE
<b>Distribution List</b>	
	sbrown@spokanecity.org

**ORDINANCE NO. C36821**

An ordinance relating to the Community, Housing, and Human Services (CHHS) Board; amending Chapter 04.34A of the Spokane Municipal Code.

**WHEREAS**, the Community, Housing, and Human Services (CHHS) Board was established in 2012 through Ordinance C34900, as a recommendation of the Community Development and Human Services Task Force under the Condon Administration; and

**WHEREAS**, the CHHS Board was recodified with updated duties and board composition in 2018 through Ordinance C35665; and

**WHEREAS**, upon recommendation by Housing and Human Services Division staff and CHHS Board members, the City seeks to strengthen regional collaboration by amending the CHHS Board composition to include a staff member from the City of Spokane Valley; and

**WHEREAS**, City staff and board members recommend making small amendments to the municipal code to reflect updates to CHHS Board bylaws, including officially adding a member representing the Continuum of Care Board.

**NOW, THEREFORE**, the City of Spokane does ordain:

**Section 1.** That the title of Chapter 04.34A of the Spokane Municipal Code is amended to read as follows:

**Chapter 04.34A Community, Housing, and Human Services (CHHS) Board**

**Section 2.** That Section 04.34A.010 of the Spokane Municipal Code is amended to read as follows:

**Section 04.34A.010 Purpose**

The Community, Housing, and Human Services (CHHS) Board advises the City administration, the Mayor, and the City Council regarding community development, housing, and human services programs.

**Section 3.** That Section 04.34A.020 of the Spokane Municipal Code is amended to read as follows:

**Section 04.34A.020 Functions**

The Community, Housing, and Human Services (CHHS) Board shall have the power to:

- A. Advise the City on preparing the Annual Action Plan, the CAPER, the Citizen Participation Plan, the Consolidated Plan, and other required plans to conform with the requirements of the U.S. Department of Housing and Urban Development (HUD) and the Washington State Department of Commerce, where applicable;
- B. Hold public hearings on the draft plans to obtain citizen comments prior to recommending adoption by City Council;
- C. Make recommendations about funding priorities for housing programs and projects and social services utilizing federal, Washington State, and City resources;
- D. Evaluate funding requests for eligible activities and projects and make funding recommendations to the Mayor and City Council;
- E. Make recommendations for funding to the Mayor and City Council for local grant dollars using human services priorities as established by the City Council;
- F. Provide policy guidance and recommendations for community development, human services, and special purpose grant programs applications and implementation;
- G. Participate with the Spokane Continuum of Care in developing the goals and priorities for regional homeless plans; and
- H. Represent the diverse constituencies that make up Spokane's low and moderate income populations, to help guide Spokane's community, housing, and human services into the future.

**Section 4.** That Section 04.34A.030 of the Spokane Municipal Code is amended to read as follows:

**Section 04.34A.030 Membership**

- A. Appointees to the Board ~~((shall))~~ may serve ~~((three))~~ up to two consecutive three-year terms ~~((3) year terms and may be eligible for one (1) reappointment for a three (3) year term reappointment)).~~
- B. City residence is preferred but not a requirement for board membership due to the regional nature of some of the duties and responsibilities of the Board.
- C. The Board will consist of twelve (12) members, nominated by the Mayor and appointed by the City Council. At least one (1) member of the Board shall be a member of a veteran service organization, employed by the Department of ~~((Veteran))~~ Veterans Affairs, or an active duty military member based at Fairchild Air Force Base. In addition, (1) member shall be a liaison from the Community Assembly nominated by the Community Assembly to the Mayor according to the

process determined by the Community Assembly and appointed by the City Council.

D. In addition to the twelve (12) positions, the board will include:

1. ~~((two (2)))~~ one (1) non-voting ~~((liaisons))~~ liaison from the City Council selected by the City Council, appointed or reappointed for one (1) year terms;

2. one (1) non-voting ~~((elected official or))~~ policy-level decision maker to represent Spokane County who shall be selected by the Spokane County ~~((commissioners))~~ Board of County Commissioners.

3. one (1) non-voting member to represent the Spokane Regional Continuum of Care, who shall be selected by the Spokane Regional Continuum of Care Board.

4. one (1) non-voting policy-level decision maker to represent the City of Spokane Valley, who shall be selected by the Spokane Valley City Council

E. Members of the Board and Board committees shall include relevant representation in compliance with HUD and Washington State Department of Commerce requirements.

F. Board members shall serve without compensation.

~~G.~~ Board members ~~((will))~~ shall meet conflict of interest requirements. Committee members may be required to meet conflict of interest requirements.

H. The membership as a whole shall reflect a broad range of opinion, experience, and expertise with the object of ~~((providing sound advice,))~~ making recommendations representative and on behalf of the ~~((citizenry))~~ residents of Spokane. To achieve that purpose, it shall include residents from diverse neighborhoods within the City and County, with diverse professional backgrounds, and citizens active in neighborhood or community affairs. Youth may also serve as members.

**Section 5.** That Section 04.34A.040 of the Spokane Municipal Code is amended to read as follows:

#### **Section 04.34A.040 Board Structure**

A. The Board ~~((will))~~ may utilize a committee structure to assist with its functions. Committees will be comprised of Board members and other citizens with experience and expertise in the subject matter of the committee. The Board ~~((Chair))~~ shall appoint committee members.

B. The Board will include an Executive Committee consisting of the ~~((Chair, Vice-chairs, and committee chairs))~~ officers of the Board and its standing committees.

**Section 6. 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 7. 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.

PASSED by the City Council on \_\_\_\_\_

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date

**Agenda Sheet for City Council:****Committee:** PIES **Date:** 12/15/2025**Committee Agenda type:** Discussion**Date Rec'd**

12/3/2025

**Clerk's File #**

ORD C36822

**Cross Ref #****Project #****Council Meeting Date:** 01/12/2026**Submitting Dept**

MAYOR

**Bid #****Contact Name/Phone**

ADAM 6779

**Requisition #****Contact E-Mail**

AMCDANIEL@SPOKANECITY.ORG

**Agenda Item Type**

First Reading Ordinance

**Council Sponsor(s)**

KKLITZKE ZZAPPONE

**Sponsoring at Administrators Request**

YES

**Lease?** NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

ORDINANCE RELATED TO THE BICYCLE ADVISORY BOARD

**Agenda Wording**

An ordinance related to the Bicycle Advisory Board; amending Sections 04.16.010, 04.16.020, 04.016.030, 04.016.040, 04.016.050, 04.016.070, 04.016.080, and 04.016.090 of the Spokane Municipal Code.

**Summary (Background)**

The Bicycle Advisory Board was established in 1992 to support bicycling as a transportation option in the city of Spokane. The Bicycle Advisory Board provides recommendations to the Transportation Commission to advise the Mayor, the City Council, and departments and offices of the City on matters relating to bicycling and to raise public awareness of bicycling issues. Sections of the municipal code related to the Bicycle Advisory Board have not been updated since its original adoption in 1992. City staff recommend updating the code to reflect current board practices and the existing Bicycle Master Plan and Bicycle Priority Network while aligning the term and term limits of Bicycle Advisory Board membership with the Transportation Commission.

**What impacts would the proposal have 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?**

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

**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?**

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	N/A
<b>Funding Source Type</b>	Select
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	N/A
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	
<b>Dept Head</b>	MCDANIEL, ADAM
<b>Division Director</b>	
<b>Accounting Manager</b>	BUSTOS, KIM
<b>Legal</b>	PICCOLO, MIKE
<b>For the Mayor</b>	PICCOLO, MIKE
<b>Distribution List</b>	

ORD C36822 (SPONSOR SUBSTITUTION)(12-17-25)

PURPOSE OF SUBSTITUTION: This substitution (1) removes proposed language in 04.16.030.D (Specific Functions) that added a reference to “connections to parks, schools, and activity centers,” and (2) removes proposed language in 04.16.070 (Officers) allowing the Board officers to serve indefinitely without election.

**ORDINANCE NO C36822**

An ordinance related to the Bicycle Advisory Board; amending Sections 04.16.010, 04.16.020, 04.016.030, 04.016.040, 04.016.050, 04.016.070, 04.016.080, and 04.016.090 of the Spokane Municipal Code.

**WHEREAS**, the Bicycle Advisory Board was established in 1992 to support bicycling as a transportation option in the city of Spokane; and

**WHEREAS**, the Bicycle Advisory Board provides recommendations to the Transportation Commission to advise the Mayor, the City Council, and departments and offices of the City on matters relating to bicycling and to raise public awareness of bicycling issues; and

**WHEREAS**, sections of the municipal code related to the Bicycle Advisory Board have not been updated since its original adoption in 1992; and

**WHEREAS**, City staff recommend updating the code to reflect current board practices and the existing Bicycle Master Plan and Bicycle Priority Network while aligning the term and term limits of Bicycle Advisory Board membership with the Transportation Commission.

**NOW THEREFORE**, the City of Spokane does ordain:

**Section 1**. That Section 04.016.010 of the Spokane Municipal Code is amended to read as follows:

**Section 04.16.010 Findings**

The City of Spokane finds that:

- A. it is an indisputable fact of urban life that the bicycle is a popular and viable means of personal transportation;
- B. the role of the bicycle as a mode of personal transportation in Spokane will continue to increase in importance in coming years;
- C. many Spokane residents use their bicycles to commute to work and school, on recreational trips, and for other essential transportation purposes;
- D. the City has adopted a ~~((bikeways plan as an element of the comprehensive plan))~~

Bicycle Master Plan and Bicycle Priority Network to serve as a guide in all matters relating to bicycling;

- E. traffic congestion, increasing ~~((fuel))~~ costs of car ownership, and concern for personal health and air quality have combined to make the bicycle an increasingly attractive ~~((alternative))~~ transportation option ~~((to unrestricted use of the automobile))~~;
- F. the active involvement of ~~((bicycle enthusiasts))~~ community members in advising municipal authorities is vital to ~~((insure))~~ ensure proper development of the bicycling environment; and
- G. promoting the safety and well-being of those who use bicycles for all transportation purposes is a public purpose of the City;

~~((H. the bicycle technical committee has stated its support for the creation of a bicycle advisory board.))~~

**Section 2.** That Section 04.016.020 of the Spokane Municipal Code is amended to read as follows:

#### **Section 04.16.020 General Purpose**

The Bicycle Advisory Board is established to provide recommendations to the Transportation Commission ~~((in order))~~ to advise the ~~((mayer))~~ Mayor, the ~~((city council))~~ City Council, and departments and offices of the City on matters relating to bicycling and to raise public awareness of bicycling issues.

**Section 3.** That Section 04.016.030 of the Spokane Municipal Code is amended to read as follows:

#### **Section 04.16.030 Specific Functions**

Without limiting the scope of [SMC 4.16.020](#), the Bicycle Advisory Board is given the following functions and responsibilities:

- A. To initiate and/or assist in revisions to the City's ~~((bikeways plan))~~ Bicycle Master Plan.
- B. To review proposals and plans for spot improvements, street vacations, and bikeways, and provide timely comments to the Transportation Commission and affected agencies.
- C. To review, evaluate, and comment on the annual six-year bikeways program.

- D. To promote bicycling as a viable form of urban transportation.
- E. To promote improved safety to reduce accidents and thefts of bicycles by evaluating and recommending changes in design standards for on-street and off-street bikeways, trails and paths accessible to bicyclists, and for secured bicycle parking (~~((racks and lockers))~~).
- F. To develop possible demonstration projects to encourage commuting through provision of safe, accessible routes, secure bike parking facilities and facilities for commuter clean-up and changing from riding to work clothes.

**Section 4.** That Section 04.016.040 of the Spokane Municipal Code is amended to read as follows:

**Section 04.16.040 Membership**

The (~~((bicycle advisory board))~~) Bicycle Advisory Board has ten (10) members appointed by the (~~((city council))~~) City Council according to the procedures of [SMC 4.01.030](#). An eleventh member between the ages of sixteen and twenty-two may be appointed to the board.

**Section 5.** That Section 04.016.050 of the Spokane Municipal Code is amended to read as follows:

**Section 04.16.050 Terms**

- A. Members of the board are appointed to (~~((three-year))~~) two-year terms (~~((with initial terms being either one, two, or three years, selected on a random draw basis))~~).
- B. No member may serve more than (~~((two))~~) four consecutive full, (~~((three-year))~~) two-year terms or eight total years.
- C. The eleventh voting member shall serve for a one-year term and may serve two consecutive terms.

**Section 6.** That Section 04.016.070 of the Spokane Municipal Code is amended to read as follows:

**Section 04.16.070 Officers**

(~~((Except that the initial chair of the board is designated by the mayor, the))~~) The board on an annual basis, elects a chair and a vice chair from its membership to preside over meetings and perform such other functions as may be prescribed by rule.

**Section 7.** That Section 04.016.080 of the Spokane Municipal Code is amended to read as follows:

**Section 04.16.080 Staff Support**

The ~~((mayor))~~ Mayor or Mayor's designee assigns a City employee to provide technical and administrative assistance to the board.

**Section 8.** That Section 04.016.090 of the Spokane Municipal Code is amended to read as follows:

**Section 04.16.090 Meetings**

- A. The board meets at least once a month at a prescribed day and time as noticed on the Board agenda. ~~((The January meeting, or the first meeting in January if there are two or more, is the annual meeting.))~~
- B. A quorum is ~~((five members))~~ a simple majority of the current board membership.
- C. All meetings are held in accordance with the Open Public Meetings Act, chapter 42.30 RCW. Minutes of all meetings are kept as public records.

PASSED by the City Council on \_\_\_\_\_

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date

FOR COUNCIL MEETING OF: February 17, 1992

5 p.m. Consent agenda

6 p.m. Hearing agenda

Notify Prior to Meeting:  
Spokane Valley Advisory Council? [ ]  
Other? \_\_\_\_\_

**RECEIVED**

FEB 07 1992

- AGENDA CATEGORY
- Hearing
  - Annexation
  - Report
  - Contract
  - Resolution
  - Emergency Ord.
  - First Rdg. Ord.
  - Report of City Manager

- RECOMMENDATION
- Accept
  - Approve
  - Deny
  - Place on File
  - Set Hrg. / Review
  - Date For: 2/24/92
  - Defer / Continue
  - To: \_\_\_\_\_
  - Council Direction

TO: MAYOR AND CITY COUNCIL  
[x] For Action  
[ ] For Information

**CITY CLERK'S OFFICE**  
SPOKANE, WA

Clerk's File # \_\_\_\_\_  
Eng. / LID# \_\_\_\_\_ BID# \_\_\_\_\_

**AGENDA WORDING:** An ordinance establishing the Bicycle Advisory Board and adding a new chapter, designated Chapter 4.16, consisting of nine sections, to SMC Title 4.

**BACKGROUND:** Interest in bicycling for recreational and transporation purposes is on the rise in Spokane. Last July, the City Council passed a resolution expressing its support for bicycling activities in the City (Resolution 91-48). A Citizens' Committee which has been working with the City's Bicycle Coordinator has determined that it is desirable to formalize its standing as a permanent advisory board of City government, thereby assuring both continuity and credibility. The Bicycle Advisory Board will receive staff support from an individual appointed by the City Manager (the City Bicycle Coordinator). However, the majority of work projects identified by the Board would be carried out primarily by its own and other volunteer members. Once the Board is established, the less formal Citizens' Committee will cease to exist.

**ENVIRONMENTAL FINDING:** Not required

**FISCAL IMPACT:** None

**BUDGET ACCOUNT #:** None.

**ATTACHMENTS:** (list) Proposed ordinance

Signatures of:  
Charles L. [Signature]  
Submitting Department-Planning Services

Legal

Bill Puro  
Manager (Finance, Administration,  
Engineering, or Planning)

Finance

RDC / [Signature]  
City Manager

**COUNCIL ACTION:**

PASSED BY SPOKANE CITY COUNCIL:  
FEB 24 1992

Marilyn J. Montgomery  
CMC/AAC SPOKANE CITY CLERK

- DISTRIBUTION AFTER COUNCIL ACTION:**
- City Plan Commission
  - Planning Services
  - Public Works
  - Traffic Engineering
  - Parks & Recreation
  - State Examiner

Q 30338

2-17-92

ORDINANCE NO. C- 30338  
Bicycle Advisory Board

An ordinance establishing the Bicycle Advisory Board and adding a new chapter, designated Chapter 4.16, consisting of nine sections, to SMC Title 4.

The City of Spokane does ordain:

Section 1. That there be added to SMC Title 4 a new section, designated 4.16.010, to read as follows:

04.16.010  
Findings.

The City of Spokane finds that

A. It is an indisputable fact of urban life that the bicycle is a popular and viable means of personal transportation.

B. The role of the bicycle as a mode of personal transportation in Spokane will continue to increase in importance in coming years.

C. Many Spokane residents use their bicycles to commute to work and school, on recreational trips and for other essential transportation purposes.

D. The City has adopted a bikeways plan as an element of the comprehensive plan to serve as a guide in all matters relating to bicycling.

E. Traffic congestion, increasing fuel costs and concern for personal health and air quality have combined to make the bicycle an increasingly attractive alternative to unrestricted use of the automobile.

F. The active involvement of bicycle enthusiasts in advising municipal authorities is vital to insure proper development of the bicycling environment.

G. Promoting the safety and well-being of those who use bicycles for all transportation purposes is a public purpose of the City.

H. The bicycle technical committee has stated its support for the creation of a bicycle advisory board.

Section 2. That there be added to SMC Title 4 a new section, designated 4.16.020, to read as follows:

C 30338

04.16.020  
General Purpose.

The bicycle advisory board is established to provide advice and direction to the city council and all departments and offices of the City on matters relating to bicycling and to raise public awareness of bicycling issues.

Section 3. That there be added to SMC Title 4 a new section, designated 4.16.030, to read as follows:

04.16.030  
Specific Functions.

Without limiting the scope of Section 4.16.020 the bicycle advisory board is given the following functions and responsibilities:

- A. to initiate and/or assist in revisions to the City's bikeways plan;
- B. to review proposals and plans for spot improvements and bikeways and provide timely comments to affected agencies;
- C. to review, evaluate and comment on the annual six-year bikeways program;
- D. to promote bicycling as a viable form of urban transportation;
- E. to promote improved safety to reduce accidents and thefts of bicycles by evaluating and recommending changes in design standards for on-street and off-street bikeways, trails and paths accessible to bicyclists, and for secured parking racks and lockers;
- F. to develop possible demonstration projects to encourage commuting through provision of safe, accessible routes, secure bike parking facilities and facilities for commuter clean-up and changing from riding to work clothes.

Section 4. That there be added to SMC Title 4 a new section, designated 4.16.040, to read as follows:

04.16.040  
Membership.

The bicycle advisory board has nine members appointed by the city council according to the procedures of Section 4.01.030.

Section 5. That there be added to SMC Title 4 a new section, designated 4.16.050, to read as follows:

04.16.050  
Terms.

Members of the board are appointed to three-year terms with initial terms being either one, two, or three years, selected on a random-draw basis. No member may serve more than two consecutive full, three-year terms.

Section 6. That there be added to SMC Title 4 a new section, designated 4.16.060, to read as follows:

04.16.060  
Compensation.

Members serve without compensation.

Section 7. That there be added to SMC Title 4 a new section, designated 4.16.070, to read as follows:

04.16.070  
Officers.

Except that the initial chair of the board is designated by the mayor, the board on an annual basis elects a chair and a vice-chair from its membership to preside over meetings and perform such other functions as may be prescribed by rule.

Section 8. That there be added to SMC Title 4 a new section, designated 4.16.080, to read as follows:

04.16.080  
Staff Support.

The city manager assigns a City employee to provide technical and administrative assistance to the board.

Section 9. That there be added to SMC Title 4 a new section, designated 4.16.090, to read as follows:

04.16.090  
Meetings.

A. The board meets at least once a month. The January meeting, or the first meeting in January if there are two or more, is the annual meeting.

B. A quorum is five members.

C. All meetings are held in accordance with the Open Public Meetings Act, Chapter 42.30 RCW. Minutes of all meetings are kept as public records.

Section 10. This ordinance shall constitute a new chapter, designated Chapter 4.16, Bicycle Advisory Board, in SMC Title 4.

PASSED by the City Council February 24, \_\_\_\_\_, 1992.

  
MAYOR PRO-TEM

Attest: Marilyn J. Montgomery  
City Clerk

Approved as to form:

Lesly Winnes  
Assistant City Attorney



TUE, FEB 25, 1992, 8:57 AM

PAGE 1

MUPT07-02 ORDINANCES THAT HAVE PASSED/FAILED IN COUNCIL

```
*****  
* COMP-CREATED ORD NO: 020500          DATE PASSED: 02/24/92          *  
* ORDINANCE NO: C30338                DATE EFFECTIVE: 03/25/92      *  
* Bicycle Advisory Board                *  
*****
```

\*\*\*\*\*

SECTION: 04.16.010      SPECL. FORMAT:      ACTION: ADDED  
Findings.

OLD VERSION

NEW VERSION

The City of Spokane finds that

- A. It is an indisputable fact of urban life that the bicycle is a popular and viable means of personal transportation.
- B. The role of the bicycle as a mode of personal transportation in Spokane will continue to increase in importance in coming years.
- C. Many Spokane residents use their bicycles to commute to work and school, on recreational trips and for other essential transportation purposes.
- D. The City has adopted a bikeways plan as an element of the comprehensive plan to serve as a guide in all matters relating to bicycling.
- E. Traffic congestion, increasing fuel costs and concern for personal health and air quality have combined to make the bicycle an increasingly attractive alternative to unrestricted use of the automobile.
- F. The active involvement of bicycle enthusiasts in advising municipal authorities is vital to insure proper development of the bicycling environment.
- G. Promoting the safety and well-being of those who use bicycles for all transportation purposes is a public purpose of the City.
- H. The bicycle technical committee has stated its support for the creation of a bicycle advisory board. (Ord. C-30338)

\*\*\*\*\*

SECTION: 04.16.020      SPECL. FORMAT:      ACTION: ADDED  
General Purpose.

OLD VERSION

NEW VERSION

The bicycle advisory board is established to provide advice and direction to the city council and all departments and offices of the City on matters relating to bicycling and to raise public awareness of bicycling issues.  
(Ord. C-30338)

\*\*\*\*\*

SECTION: 04.16.030      SPECL. FORMAT:      ACTION: ADDED  
Specific Functions.

OLD VERSION

NEW VERSION

Without limiting the scope of Section 4.16.020 the bicycle advisory board is given the following functions and responsibilities:

- A. to initiate and/or assist in revisions to the City's bikeways plan;
  - B. to review proposals and plans for spot improvements and bikeways and provide timely comments to affected agencies;
  - C. to review, evaluate and comment on the annual six-year bikeways program;
  - D. to promote bicycling as a viable form of urban transportation;
  - E. to promote improved safety to reduce accidents and thefts of bicycles by evaluating and recommending changes in design standards for on-street and off-street bikeways, trails and paths accessible to bicyclists, and for secured parking racks and lockers;
  - F. to develop possible demonstration projects to encourage commuting through provision of safe, accessible routes, secure bike parking facilities and facilities for commuter clean-up and changing from riding to work clothes.
- (Ord. C-30338)

\*\*\*\*\*

SECTION: 04.16.040      SPECL. FORMAT:      ACTION: ADDED  
Membership.

OLD VERSION

NEW VERSION

The bicycle advisory board has nine members appointed by the city council according to the procedures of Section 4.01.030.

TUE, FEB 25, 1992, 9:01 AM

PAGE 3

MUPT07-02      ORDINANCES THAT HAVE PASSED/FAILED IN COUNCIL

(Ord. C-30338)

\*\*\*\*\*

SECTION: 04.16.050      SPECL. FORMAT:      ACTION: ADDED

OLD VERSION

NEW VERSION

Members of the board are appointed to three-year terms with initial terms being either one, two, or three years, selected on a random-draw basis. No member may serve more than two consecutive full, three-year terms.

(Ord. C-30338)

\*\*\*\*\*

SECTION: 04.16.060           SPECL. FORMAT:           ACTION: ADDED  
Compensation.

OLD VERSION

NEW VERSION

Members serve without compensation.

(Ord. C-30338)

\*\*\*\*\*

SECTION: 04.16.070           SPECL. FORMAT:           ACTION: ADDED  
Officers.

OLD VERSION

NEW VERSION

Except that the initial chair of the board is designated by the mayor, the board on an annual basis elects a chair and a vice-chair from its membership to preside over meetings and perform such other functions as may be prescribed by rule.

(Ord. C-30338)

\*\*\*\*\*

SECTION: 04.16.080           SPECL. FORMAT:           ACTION: ADDED  
Staff Support.

OLD VERSION

TUE, FEB 25, 1992, 9:04 AM

PAGE 4

NEW VERSION

The city manager assigns a City employee to provide technical and administrative assistance to the board.

(Ord. C-30338)

\*\*\*\*\*

SECTION: 04.16.090           SPECL. FORMAT:           ACTION: ADDED  
Meetings

OLD VERSION

NEW VERSION

A. The board meets at least once a month. The January meeting, or the first meeting in January if there are two or more, is the annual meeting.

B. A quorum is five members.

C. All meetings are held in accordance with the Open Public Meetings Act, Chapter 42.30 RCW.

Minutes of all meetings are kept as public records.

(Ord. C-30338)

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON, )  
County of Spokane, ) SS  
City of Spokane. )

ORDINANCE NO. C-30338  
Bicycle Advisory Board

An ordinance establishing the Bicycle Advisory Board and adding a new chapter, designated Chapter 4.16, consisting of nine sections, to SMC Title 4.

The City of Spokane does ordain:

Section 1. That there be added to SMC Title 4 a new section, designated 4.16.010, to read as follows:

04.16.010  
Findings.

The City of Spokane finds that

- A. It is an indisputable fact of urban life that the bicycle is a popular and viable means of personal transportation.
- B. The role of the bicycle as a mode of personal transportation in Spokane will continue to increase in importance in coming years.
- C. Many Spokane residents use their bicycles to commute to work and school, on recreational trips and for other essential transportation purposes.
- D. The City has adopted a bikeways plan as an element of the comprehensive plan to serve as a guide in all matters relating to bicycling.
- E. Traffic congestion, increasing fuel costs and concern for personal health and air quality have combined to make the bicycle an increasingly attractive alternative to unrestricted use of the automobile.
- F. The active involvement of bicycle enthusiasts in advising municipal authorities is vital to insure proper development of the bicycling environment.
- G. Promoting the safety and well-being of those who use bicycles for all transportation purposes is a public purpose of the City.
- H. The bicycle technical committee has stated its support for the creation of a bicycle advisory board.

Section 2. That there be added to SMC Title 4 a new section, designated 4.16.020, to read as follows:

04.16.020  
General Purpose.

I, MARILYN J. MONTGOMERY, CITY CLERK of Spokane, Washington and ex-officio editor of the Official Gazette, a paper published weekly by the City of Spokane, Washington, do hereby certify that the ORDINANCE attached hereto and which is hereby made a part of this proof of publication was published in said paper to wit:

On the 4th day(s) of March, 1992, and that said ORDINANCE was published in every copy of the said paper of said date.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City of Spokane this 4th day of March, 1992.

*Marilyn J. Montgomery*

City Clerk,  
City of Spokane, Washington



The bicycle advisory board is established to provide advice and direction to the city council and all departments and offices of the City on matters relating to bicycling and to raise public awareness of bicycling issues.

Section 3. That there be added to SMC Title 4 a new section, designated 4.16.030, to read as follows:

04.16.030  
Specific Functions.

Without limiting the scope of Section 4.16.020 the bicycle advisory board is given the following functions and responsibilities:

- A. to initiate and/or assist in revisions to the City's bikeways plan;
- B. to review proposals and plans for spot improvements and bikeways and provide timely comments to affected agencies;
- C. to review, evaluate and comment on the annual six-year bikeways program;
- D. to promote bicycling as a viable form of urban transportation;
- E. to promote improved safety to reduce accidents and thefts of bicycles by evaluating and recommending changes in design standards for on-street and off-street bikeways, trails and paths accessible to bicyclists, and for secured parking racks and lockers;
- F. to develop possible demonstration projects to encourage commuting through provision of safe, accessible routes, secure bike parking facilities and facilities for commuter clean-up and changing from riding to work clothes.

Section 4. That there be added to SMC Title 4 a new section, designated 4.16.040, to read as follows:

04.16.040  
Membership.

The bicycle advisory board has nine members appointed by the city council according to the procedures of Section 4.01.030.

Section 5. That there be added to SMC Title 4 a new section, designated 4.16.050, to read as follows:

04.16.050  
Terms.

Members of the board are appointed to three-year terms with initial terms being either one, two, or three years, selected on a random-draw basis. No member may serve more than two consecutive full, three-year terms.

Section 6. That there be added to SMC Title 4 a new section, designated 4.16.060, to read as follows:

04.16.060  
Compensation.

Members serve without compensation.

Section 7. That there be added to SMC Title 4 a new section, designated 4.16.070, to read as follows:

04.16.070  
Officers

Except that the initial chair of the board is designated by the mayor, the board on an annual basis elects a chair and a vice-chair from its membership to preside over meetings and perform such other functions as may be prescribed by rule.

Section 8. That there be added to SMC Title 4 a new section, designated 4.16.080, to read as follows:

04.16.080  
Staff Support.

The city manager assigns a City employee to provide technical and administrative assistance to the board.

Section 9. That there be added to SMC Title 4 a new section, designated 4.16.090, to read as follows:

04.160.090  
Meetings

A. The board meets at least once a month. The January meeting, or the first meeting in January if there are two or more, is the annual meeting.

B. A quorum is five members.

C. All meetings are held in accordance with the Open Public Meetings Act, Chapter 42.30 RCW. Minutes of all meetings are kept as public records.

Section 10. This ordinance shall constitute a new chapter, designated Chapter 4.16, Bicycle Advisory Board, in SMC Title 4.

Passed by the City Council February 24, 1992.

JOHN HEBNER, Mayor Pro Tem

Attest: MARILYN J. MONTGOMERY, City Clerk

**Agenda Sheet for City Council:****Committee:** PIES **Date:** 11/17/2025**Committee Agenda type:** Discussion**Date Rec'd** 9/10/2025**Clerk's File #** ORD C36782**Cross Ref #** ORD C36708**Project #****Council Meeting Date:** 12/08/2025**Submitting Dept** CITY COUNCIL**Bid #****Contact Name/Phone** JACKSON DEESE 625-6718**Requisition #****Contact E-Mail** JDEESE@SPOKANECITY.ORG**Agenda Item Type** First Reading Ordinance**Council Sponsor(s)** ZZAPPONE KKLITZKE**Sponsoring at Administrators Request** NO**Lease?** NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name** ORDINANCE AMENDING SPOKANE MUNICIPAL CODE RELATING TO**Agenda Wording**

An ordinance relating to designated festival streets; amending Section 12.08.060 of the Spokane Municipal Code.

**Summary (Background)**

This ordinance amends the list of designated Festival Streets table in SMC 12.08.060 to expand the Garland Avenue designation and add a designation for Sprague Avenue.

**What impacts would the proposal have on historically excluded communities?**

Removes some barriers for neighborhoods and event organizers to host events on public streets.

**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?**

Not applicable

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

Not applicable

**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?**

Allows for easier access to community events in neighborhoods and provides regular traffic modifications to submit for permit review.

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget? N/A	
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	
<b>Funding Source Type</b> Select	
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	<b>Additional Approvals</b>
<u>Dept Head</u>	
<u>Division Director</u>	
<u>Accounting Manager</u>	BUSTOS, KIM
<u>Legal</u>	SCHOEDEL, ELIZABETH
<u>For the Mayor</u>	
<b>Distribution List</b>	

**ORDINANCE NO. C36782**

An ordinance relating to designated festival streets; amending Section 12.08.060 of the Spokane Municipal Code.

**WHEREAS**, on July 14, 2025 City Council passed Ordinance C36708, which created a “festival streets” designation, which ordinance became effective on August 24, 2025; and

**WHEREAS**, events such as festivals are essential for strengthening the quality of life for residents in our community and attracting visitors to Spokane; and

**WHEREAS**, the City’s Comprehensive Plan class for the City to “support celebrations that enhance the community’s identity and sense of place”; and

**WHEREAS**, the Spokane Downtown Plan calls for the City to “identify and reduce barriers to cultural events Downtown”; and

**WHEREAS**, the City seeks to continuously identify and designate certain segments of streets that have historically facilitated closures for large pedestrian-oriented activities as “festival streets” to provide options to special events sponsors, identify and standardize general traffic control requirements and procedures, and reduce potential costs to event organizers and to the City; and

**WHEREAS**, the City would like to amend the designated “festival streets” to the extent practicable to allow for the widest variety of events to occur;

**NOW THEREFORE**, the City of Spokane does ordain:

**Section 1.** That Section 12.08.060 is amended to read as follows:

**Section 12.08.060 Festival Streets Designated**

- A. It is a priority of the City of Spokane that special events primarily occur within Spokane Parks, however, the City may designate certain portions of City streets as "festival streets" to facilitate recurring temporary closure of vehicular traffic for large pedestrian-oriented festivals and special events that take place outside of Spokane Parks.
- B. The following streets shall be considered festival streets to facilitate the recurring temporary closure of vehicle traffic for large pedestrian-oriented festivals and special events:

<b>Street</b>	<b>Direction</b>
Garland Avenue	from Monroe Street to ( <del>Post Street</del> ) <u>Howard Street</u>
Howard Street	from the entrance of Riverfront Park to Cataldo Avenue
Howard Street	From Riverside Avenue to Main Avenue
Lincoln Street	from Garland Avenue to Walton Avenue

Main Avenue	from Browne Street to Division Street
Main Avenue	from Lincoln Street to Wall Street
Manito Boulevard	from Manito Park to Division Street
Market Street	from Broad Avenue to Bismarck Avenue
Perry Street	from 9 <sup>th</sup> Avenue to 12 <sup>th</sup> Avenue
Post Street	from Sprague Avenue to Main Avenue
Post Street Bridge	from Spokane Falls Boulevard to Lincoln Street and Bridge Avenue
Pacific Avenue	from Chestnut Street to Elm Street
Spokane Falls Boulevard	from Lincoln Street to Wall Street
Spokane Falls Boulevard	from Post Street to Wall Street
<u>Sprague Avenue</u>	<u>from Bernard Street to Division Street</u>
Summit Parkway	from Jefferson Lane to Cedar Street
Wall Street	from Main Avenue to Spokane Falls Boulevard

- C. Nothing in this section shall be construed to require the City to permit any special event or the closure of any designated festival street.
- D. City staff shall develop policies and procedures to standardize the temporary closure of festival streets, including but not limited to coordination with Spokane Transit Authority.

PASSED by the City Council on \_\_\_\_\_

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date

**Agenda Sheet for City Council:****Committee:** PIES **Date:** 12/15/2025**Committee Agenda type:** Discussion**Date Rec'd**

12/9/2025

**Clerk's File #**

ORD C36823

**Cross Ref #****Project #****Council Meeting Date:** 01/26/2026**Submitting Dept**

INTEGRATED CAPITAL

**Bid #****Contact Name/Phone**

INGA NOTE 509-625-6331

**Requisition #****Contact E-Mail**

INOTE@SPOKANECITY.ORG

**Agenda Item Type**

First Reading Ordinance

**Council Sponsor(s)**

KKLITZKE BWILKERSON

**Sponsoring at Administrators Request**

NO

**Lease?** NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

2025 OFFICIAL ARTERIAL STREET MAP CHANGES

**Agenda Wording**

Updating the Official Arterial Street Map in SMC 12.08.040 to better match with current street usage and future capital projects.

**Summary (Background)**

The City uses the Official Arterial Street Map in SMC 12.08.040 to designate arterial streets. After discussion with the Streets Department, the following changes are proposed. 1. Wall from SFB to Main - remove arterial designation. Does not function as arterial. 2. Freya from Palouse Highway to city limits - designate as Major Collector to match Spokane County and WSDOT Federal Functional Classification designation. 3. Wellesley from Hartley to Assembly - designate as Minor Collector to match usage following construction of Flett Middle School, and to allow Arterial Street Funds to pay for paving the shoulders concurrent with our Safe Routes to School project. 4. Summit Parkway from Nettleton to Cedar - designate as Minor Collector to match existing usage and WSDOT Federal Functional Classification designation. 5. Wieber Drive from Shawnee Avenue to Navaho Drive - designate as Minor Collector as it's the primary access for several large subdivisions in the City and County. Would be eligible for Arterial Street Funds to pay for future asphalt work.

**What impacts would the proposal have on historically excluded communities?**

Public works services and projects are designed to serve all citizens and businesses. We strive to offer a consistent level of service to all, distribute public investment throughout the community, and respond to gaps in services identified in various City plans. Public works services and projects are designed to serve all citizens and businesses. We strive to offer a consistent level of service to all, distribute public investment throughout the community, and respond to gaps in services identified in various City plans.

**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?**

This work is consistent with the Comprehensive Plan and code requirements to designate arterial streets.

**Council Subcommittee Review**

N/A

<b>Fiscal Impact</b>	
Approved in Current Year Budget? N/A	
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	
<b>Funding Source Type</b> Select	
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	<b>Additional Approvals</b>
<u>Dept Head</u>	GBYRD
<u>Division Director</u>	GBYRD
<u>Accounting Manager</u>	GBYRD
<u>Legal</u>	GBYRD
<u>For the Mayor</u>	GBYRD
<b>Distribution List</b>	
	inote@spokanecity.org
ceharris@spokanecity.org	eraea@spokanecity.org

## ORDINANCE NO. C36823

An ordinance relating to arterial streets; updating Section 12.08.040 of the Spokane Municipal Code.

**WHEREAS**, the Spokane City Council has adopted an Official Arterial Street Map (Ordinance NO. C36316, 2023); and

**WHEREAS**, the proposed Shared Street Ordinance states that candidate locations may not be arterials and must be removed the Official Arterial Street Map; and

**WHEREAS**, the Streets Department and Integrated Capital Management Department recommend removal of Wall Street (Main to Spokane Falls Blvd) from the arterial map due to low traffic volume; and

**WHEREAS**, the Streets Department and Integrated Capital Management Department recommend the addition of Wellesley Avenue from Hartley Street to Assembly Street to the arterial map due to its growing traffic volume and future transit service; and

**WHEREAS**, the Streets Department and Integrated Capital Management Department recommend the addition of Summit Parkway from Nettleton Street to Cedar Street to the arterial map due to its current traffic volume and use; and

**WHEREAS**, the Streets Department and Integrated Capital Management Department recommend the addition of Freya Street from Palouse Highway to 55<sup>th</sup> Avenue to the arterial map due to its current traffic volume, continuity with Spokane County's system and continuity with WSDOT's Federal Functional Classification Map; and

**WHEREAS**, the Streets Department and Integrated Capital Management Department recommend the addition of Wieber Drive from Shawnee Avenue to Navaho Avenue due to its current volumes and use; and

**WHEREAS**, these changes will be incorporated into the Comprehensive Plan map TR 12 during the 2026 periodic update; and

**NOW, THEREFORE**, the City of Spokane does ordain:

**Section 1.** That there is adopted a new Official Arterial Street Map for Section 12.08.040 of the Spokane Municipal Code as attached:

PASSED by the City Council on \_\_\_\_\_

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

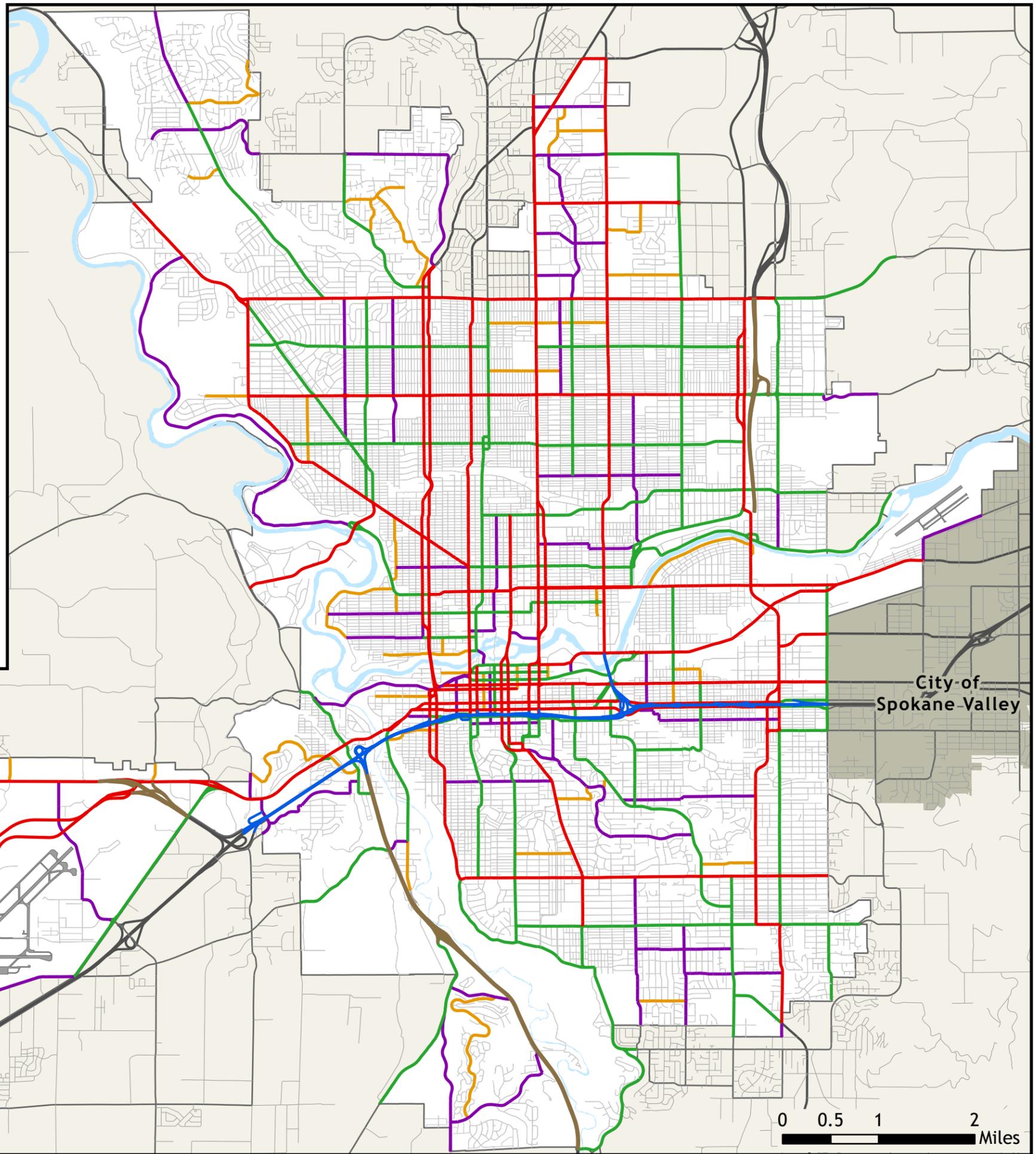
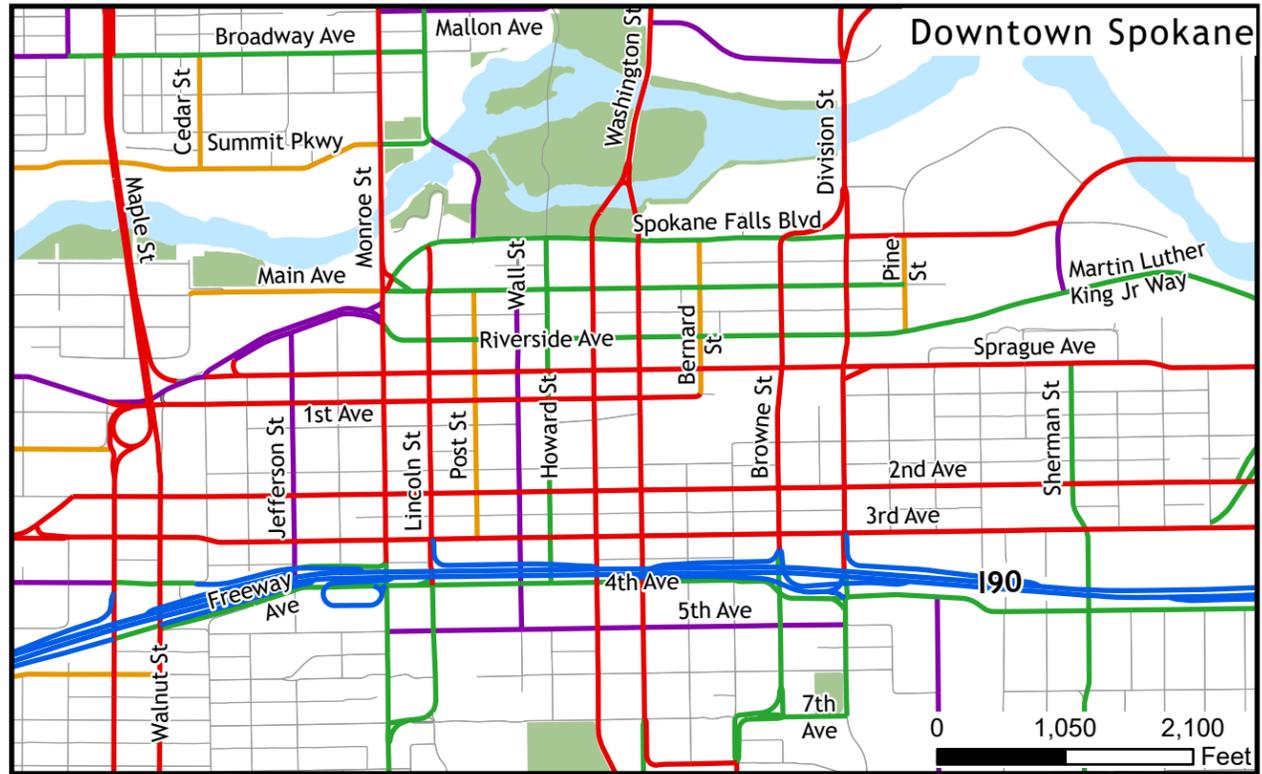
\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date

# City of Spokane Arterial Street Map SMC 12.08.040



## Legend

- Urban Interstate
- Urban Other Freeways and Expressways
- Urban Principal Arterial
- Urban Minor Arterial
- Urban Major Collector
- Urban Minor Collector
- Urban Local Access
- City of Spokane
- Stream or River



Date: October 2025

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

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 12/08/2025**Committee Agenda type:** Discussion**Date Rec'd**

12/3/2025

**Clerk's File #**

ORD C36824

**Cross Ref #****Project #****Council Meeting Date:** 01/26/2026**Submitting Dept**

DEVELOPMENT SERVICES CENTER

**Bid #****Contact Name/Phone**

TAMI 6157

**Requisition #****Contact E-Mail**

TPALMQUIST@SPOKANECITY.ORG

**Agenda Item Type**

First Reading Ordinance

**Council Sponsor(s)**

ZZAPPONE KKLITZKE

**Sponsoring at Administrators Request**

NO

**Lease?** NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

DEVELOPMENT SERVICES FEE AMENDMENTS

**Agenda Wording**

An Ordinance relating to fees and charges amending Chapter 08.02 of the Spokane Municipal Code. Specifically amending the Development Fee Schedule for the annual CPI increase.

**Summary (Background)**

City Council approved the new fee schedules for the DSC on December 9, 2024 that included an annual CPI increase.

**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

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	N/A
<b>Funding Source Type</b>	Select
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	N/A
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	
<b>Dept Head</b>	PALMQUIST, TAMI
<b>Division Director</b>	MACDONALD, STEVEN
<b>Accounting Manager</b>	ZOLLINGER, NICHOLAS
<b>Legal</b>	PICCOLO, MIKE
<b>For the Mayor</b>	PICCOLO, MIKE
<b>Distribution List</b>	
	smacdonald@spokanecity.org
tpalmquist@spokanecity.org	akiehn@spokanecity.org
nzollinger@spokanecity.org	

ORDINANCE NO C36824

An Ordinance relating to fees and charges amending Chapter 08.02 of the Spokane Municipal Code. Specifically amending the Development Fee Schedule and setting an effective date, and other matters properly related thereto.

The City of Spokane does hereby ordain:

**Section 1.** That SMC Chapter 08.02 is amended to include the 2026 Development Fee Schedule.

**Section 2:** 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.

PASSED by the City Council on \_\_\_\_\_

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date

	Current Fee	New Proposal Raw increase	New Proposal Rounded to the Nearest Dime	Backstop Adjustment 4.08% (Max Adjustment Allowed)	New Fees Rounded to nearest dollar or dime. Limited by upper backstop	Percentage Increase
	<b>Fee Adjustment Factor 2025</b>	3.5292%				
<b>Development Fee Schedule</b>						
	<b>Fee Amount</b>					
<b>Shared Fees</b>						
Processing/Application Fee (except as otherwise identified)	\$65.00				Not Adjusted	
Technology Fee	2.50%					
Development Services Review Fee	\$115.00	\$119.059	\$119.10	\$119.68	\$119.00	3.48%
Re-Inspection Fee	\$150.00	\$155.294	\$155.30	\$156.11	\$156.00	4.00%
Work Beyond Scope of Permit	\$150.00	\$155.294	\$155.30	\$156.11	\$156.00	4.00%
Work Done Without Permit/Investigative Fees - Greater Of:2x the Inspection Fee(s) or \$300	300	\$310.588	\$310.60	\$312.21	\$311.00	3.67%
Inspection Outside Normal Working Hours (2-hr minimum)	\$115	\$119.059	\$119.10	\$119.68	\$119.00	3.48%
Additional, Excessive, Phased Reviews	50% Original Review Fee					
Additional, Excessive, Phased Inspections	\$105.00	\$108.706	\$108.70	\$109.27	\$109.00	3.81%
Trade Review	\$115	\$119.059	\$119.10	\$119.68	\$119.00	3.48%
Refund Administration Fee - Plan Review and Processing/Application Fees are non-refundable, no refunds of	N/A					
State Building Code Fee	State Determined Fee					
Permit or Application Extension Fee	\$45.00	\$46.588	\$46.60	\$46.83	\$46.60	3.56%
Recording Fee	County Determined Fee					
<b>State Environmental Policy Act (SEPA)</b>						
SEPA Environmental Checklist Initial Review	\$500.00	\$517.646	\$517.60	\$520.35	\$518.00	3.60%
Threshold Determination of MDNS	\$325.00	\$336.470	\$336.50	\$338.23	\$337.00	3.69%
Threshold Determination Resulting in Declaration of Significance	Actual Cost					
Threshold Determination Resulting in Declaration of Significance - Deposit	\$3,250.00	\$3,364.700		\$3,382.28	\$3,365.00	3.54%
Public Notice	Actual Cost					
Environmental Document Reproduction	Actual Cost					
<b>Appeal Fees</b>						
Appeal of Administrative Decision to Hearing Examiner	\$350.00	\$362.352	\$362.40	\$364.25	\$363.00	3.71%
Exception: Junk Vehicle Determination Appeal	\$200.00	\$207.058	\$207.10	\$208.14	\$208.00	4.00%
Appeal of Hearing Examiner Decision to City Council	\$700.00	\$724.705	\$724.70	\$728.49	\$725.00	3.57%
Appeal Preparation Fee	Actual Cost					
Request for Reconsideration	\$250.00	\$258.823	\$258.80	\$260.18	\$259.00	3.60%
<b>Blasting Licenses and Permits</b>						
Blaster's License	\$55.00	\$56.941	\$56.90	\$57.24	\$57.00	3.64%
Blasting Permit	\$275.00	\$284.705	\$284.70	\$286.19	\$285.00	3.64%
<b>Boiler and Gas Heating Mechanic License Fees</b>						
License Application and Examination Fee	\$110.00	\$113.882	\$113.90	\$114.48	\$114.00	3.64%
Annual License Fee	\$55.00	\$56.941	\$56.90	\$57.24	\$57.00	3.64%

Annual Inspector License Fee	\$55.00	\$56.941	\$56.90	\$57.24	\$57.00	3.64%
<b>Boiler Installation Inspection Fees</b>						
Low Pressure & Hot Water Boiler < 500,000 BTUs	\$157.00	\$162.541	\$162.50	\$163.39	\$163.00	3.82%
LP & HWB 500,000 to < 2,000,000 BTUs	\$265.00	\$274.352	\$274.40	\$275.79	\$275.00	3.77%
LP & HWB 2,000,000 BTUs and greater	\$425.00	\$439.999	\$440.00	\$442.30	\$440.00	3.53%
Power Boilers < 1,000,000 BTUs	\$425.00	\$439.999	\$440.00	\$442.30	\$440.00	3.53%
Power Boilers from 1,000,000 to < 5,000,000 BTUs	\$850.00	\$879.999	\$880.00	\$884.60	\$880.00	3.53%
Power Boilers 5,000,000 BTUs and greater - Base	\$850.00	\$879.999	\$880.00	\$884.60	\$880.00	3.53%
Power Boilers 5,000,000 BTUs and greater - Additional Charge per million BTUs	\$25.00	\$25.882	\$25.90	\$26.02	\$26.00	4.00%
Electric Boiler less than or equal to ≤ 250 kw	\$250.00	\$258.823	\$258.80	\$260.18	\$259.00	3.60%
Unfired Pressure Vessel	\$60.00	\$62.118	\$62.10	\$62.44	\$62.10	3.50%
<b>Boiler Operating Permit &amp; Accessory Fees</b>						
Boilers - Base City Inspected Operating Permit Fee	\$85.00	\$88.000	\$88.00	\$88.46	\$88.00	3.53%
Boilers - per Vessel	\$35.00	\$36.235	\$36.20	\$36.42	\$36.20	3.43%
Hydrostatic Pressure Test	\$145.00	\$150.117	\$150.10	\$150.90	\$150.00	3.45%
Repair Inspections - Hourly	\$115.00	\$119.059	\$119.10	\$119.68	\$119.00	3.48%
<b>Building Permit Fees</b>						
\$1 - \$2,000 Job Value Fee - Base	\$73.00				Not Adjusted	
\$2,001 - \$25,000 Job Value Fee - Base	\$73.00				Not Adjusted	
\$2,001 - \$25,000 Job Value Fee - Variable per \$1000 over \$2000	\$13.00				Not Adjusted	
\$25,001 - \$50,000 Job Value Fee - Base	\$372.00				Not Adjusted	
\$25,001 - \$50,000 Job Value Fee - Variable per \$1000 over \$25,000	\$10.00				Not Adjusted	
\$50,001 - \$100,000 Job Value Fee - Base	\$622.00				Not Adjusted	
\$50,001 - \$100,000 Job Value Fee - Variable per \$1000 over \$50,000	\$7.00				Not Adjusted	
\$100,001 - \$500,000 Job Value Fee - Base	\$972.00				Not Adjusted	
\$100,001 - \$500,000 Job Value Fee - Variable per \$1000 over \$100,000	\$5.00				Not Adjusted	
\$500,001 - \$1,000,000 Job Value Fee - Base	\$2,972.00				Not Adjusted	
\$500,001 - \$1,000,000 Job Value Fee - Variable per \$1000 over \$500,000	\$4.00				Not Adjusted	
Over \$1,000,000 Job Value Fee - Base	\$4,972.00				Not Adjusted	
Over \$1,000,000 Job Value Fee - Variable per \$1000 over \$1,000,000	\$3.00				Not Adjusted	
Plan Review for Commercial & Multi-Family over 2 units	65% of Job Value Fee					
Fast Track Plan Review Fee	125% of Job Value Fee					
Early Start and Fast Track Approval	25% Additional fee					
Stock Plan Review Fee	25% of Job Value Fee					
Reduced Plan Review Fee	25% of Job Value Fee					
*Applications for successive identical buildings on a single site submitted simultaneously are eligible for the Reduced Plan Review Fee. In these instances, the full plan review fee applies to the first of the duplicate buildings.						
Plan Review for New Single-Family Residences (SFR), Accessory Dwelling Units, & Duplexes	50% of Job Value Fee					
Plan Review for SFR & Duplex Accessory Structures & Additions	25% of Job Value Fee					
Revision Review Fee - Hourly	\$115	\$119.059	\$119.10	\$119.68	\$119.00	3.48%
Plan Review for SFR & Duplex Accessory Structure Remodels	25% of Job Value Fee					
Demolition of SFR or Duplex	\$45.00	\$46.588	\$46.60	\$46.83	\$46.60	3.56%

Demolition of Other Structures - Per 1,000 Sq Ft - [maximum fee \$450]	\$45.00	\$46.588	\$46.60	\$46.83	\$46.60	3.56%
Demolition of Residential Accessory Structures - (i.e. -garages, pools)	\$35.00	\$36.235	\$36.20	\$36.42	\$36.20	3.43%
*Additional fees may be required for historically eligible or listed properties in accordance with <b>Historic Preservation's</b> Fee Schedule						
Fence Permit Fee per 100 linear feet or fraction thereof	\$20.00	\$20.706	\$20.70	\$20.81	\$20.70	3.50%
Grading Permit Fee for 10,000 cubic yards or less	\$145.00	\$150.117	\$150.10	\$150.90	\$150.00	3.45%
Grading Permit Fee for each additional 10,000 cubic yards or fraction thereof	\$30.00	\$31.059	\$31.10	\$31.22	\$31.10	3.67%
Grading Plan Review for 1,000 cubic yards or less	\$75.00	\$77.647	\$77.60	\$78.05	\$78.00	4.00%
Grading Plan Review for 1,001 - 100,000 cubic yards	\$190.00	\$196.706	\$196.70	\$197.73	\$197.00	3.68%
Grading Plan Review for each 10,000 cubic yards over 100,000	\$10.00	\$10.353	\$10.40	\$10.41	\$10.40	4.00%
Sign Permit Fee for Wall, Projecting, and Incidental Signs - Per Sign	\$47.00	\$48.659	\$48.70	\$48.91	\$48.70	3.62%
Sign Permit Fee for Pole and Billboard - Per Sign	\$117.00	\$121.129	\$121.10	\$121.76	\$121.00	3.42%
Sign Review Fee	\$115.00	\$119.059	\$119.10	\$119.68	\$119.00	3.48%
Factory Built Housing - Per Section	\$75.00	\$77.647	\$77.60	\$78.05	\$78.00	4.00%
Manufactured (Mobile) Home - Per Section	\$75.00	\$77.647	\$77.60	\$78.05	\$78.00	4.00%
Temporary Structures - 1st 180 days	\$250.00	\$258.823	\$258.80	\$260.18	\$259.00	3.60%
Temporary Structures - 2nd 180 days	\$550.00	\$569.411	\$569.40	\$572.39	\$570.00	3.64%
Relocation Determination Fee	\$75.00	\$77.647	\$77.60	\$78.05	\$78.00	4.00%
Swimming Pool Permit Fee (when accessory to SFR or Duplex)	\$95.00	\$98.353	\$98.40	\$98.87	\$98.40	3.58%
Swimming Pool Permit Fee (for all others)	\$215.00	\$222.588	\$222.60	\$223.75	\$223.00	3.72%
Adult Family Home Inspection	\$245.00	\$253.647	\$253.60	\$254.97	\$254.00	3.67%
Family Home Child Care Capacity Inspection	\$245.00	\$253.647	\$253.60	\$254.97	\$254.00	3.67%
Safety Inspection - Commercial Building - Per hour (2-hr minimum)	\$115.00	\$119.059	\$119.10	\$119.68	\$119.00	3.48%
Safety Inspection - SFR, Electrical Only	\$95.00	\$98.353	\$98.40	\$98.87	\$98.40	3.58%
Safety Inspection - SFR, 2 or more categories	\$190.00	\$196.706	\$196.70	\$197.73	\$197.00	3.68%
Safety Inspection - Duplex	\$245.00	\$253.647	\$253.60	\$254.97	\$254.00	3.67%
Safety Inspection - Multi-Family 3 to 6 units	\$315.00	\$326.117	\$326.10	\$327.82	\$327.00	3.81%
Safety Inspection - Multi-Family over 6 units - Base	\$315.00	\$326.117	\$326.10	\$327.82	\$327.00	3.81%
Safety Inspection - Multi-Family over 6 units - Variable per unit over 6	\$35.00	\$36.235	\$36.20	\$36.42	\$36.20	3.43%
Electrical Service Reconnect - Residence	\$40.00	\$41.412	\$41.40	\$41.63	\$41.40	3.50%
Electrical Service Reconnect - Commercial	\$95.00	\$98.353	\$98.40	\$98.87	\$98.40	3.58%
Expired Building Permit Renewal when No Inspections	100% of Permit Fee					
Expired Building Permit Renewal when Foundation Approved	75% of Permit Fee					
Expired Building Permit Renewal when All Rough-ins Approved	25% of Permit Fee					
Expired Building Permit Renewal with Additional Work	Job Value Fee					
Expired Plumbing Permit Renewal when No Inspections	100% of Permit Fee					
Expired Plumbing Permit Renewal when Top Outs Approved	25% of Permit Fee					
Expired Mechanical Permit Renewal when No Inspections	100% of Permit Fee					
Expired Mechanical Permit Renewal when Rough-Ins Approved	25% of Permit Fee					
Expired Electrical Permit Renewal when No Inspections	100% of Permit Fee					
Expired Electrical Permit Renewal when Rough-Ins/Service Approved	25% of Permit Fee					
<b>Certificate of Occupancy Fees</b>						
For Change of Occupancy when no work is required	\$90.00	\$93.176	\$93.20	\$93.66	\$93.20	3.56%
Temporary Certificate of Occupancy Issuance (not to exceed 100% of the building permit fee)	\$500.00	\$517.646	\$517.60	\$520.35	\$518.00	3.60%
Temporary Certificate of Occupancy Extension (not to exceed 100% of the building permit fee)	\$250.00	\$258.823	\$258.80	\$260.18	\$259.00	3.60%

<b>Solar Fees</b>						
SFR-Duplex Solar Plan Review Fee (DSC)	\$75.00	\$77.647	\$77.60	\$78.05	\$78.00	4.00%
SFR-Duplex Solar Inspection Fee (DSC)	\$150.00	\$155.294	\$155.30	\$156.11	\$156.00	4.00%
MFCOM Solar Plan Review Fee (DSC)	65% of Job Value Fee					
MFCOM Solar Inspection Fee (DSC)	Job Value Based					
Electrical fees assessed as applicable to the scope of work	See Electrical Fees					
Fire Review and Inspection Fees assessed in accordance with the Fire Codes	See Fire Code					
<b>Electrical Permit Fees</b>						
New Square Footage up to 5000 sq ft - Variable per 100 sq ft	\$5.00			Not Adjusted		
New Square Footage over 5,000 sq ft - Base	\$250.00			Not Adjusted		
New Square Footage over 5,000 sq ft - Variable per 100 sq. ft.	\$3.00			Not Adjusted		
Alterations/Wiring of Existing Space (per circuit)	\$7.00	\$7.247	\$7.20	\$7.28	\$7.20	2.86%
Light Standard	\$10.00	\$10.353	\$10.40	\$10.41	\$10.40	4.00%
Service, 1-200 Amps	\$50.00	\$51.765	\$51.80	\$52.04	\$52.00	4.00%
Service, 201-400 Amps	\$62.00	\$64.188	\$64.20	\$64.52	\$64.20	3.55%
Service, 401-600 Amps	\$75.00	\$77.647	\$77.60	\$78.05	\$78.00	4.00%
Service, 601-800 Amps	\$87.00	\$90.070	\$90.10	\$90.54	\$90.10	3.56%
Service, 801-1,000 Amps	\$100.00	\$103.529	\$103.50	\$104.07	\$104.00	4.00%
Service, Over 1,000 Amps - Base	\$100.00	\$103.529	\$103.50	\$104.07	\$104.00	4.00%
Service, Over 1,000 Amps - Variable per 100 Amps over 1,000 Amps	\$7.00	\$7.247	\$7.20	\$7.28	\$7.20	2.86%
Service, Over 600V, Surcharge	\$60.00	\$62.118	\$62.10	\$62.44	\$62.10	3.50%
Alarms, Telecommunications, and other Low Voltage Circuits and Systems (per 2,500 sq. ft.)	\$13.00	\$13.459	\$13.50	\$13.53	\$13.50	3.85%
Temporary Service	\$45.00	\$46.588	\$46.60	\$46.83	\$46.60	3.56%
Transformer - Base	\$40.00	\$41.412	\$41.40	\$41.63	\$41.40	3.50%
Transformer - Variable per 200 Amps or fraction thereof	\$12.00	\$12.424	\$12.40	\$12.49	\$12.40	3.33%
Generator (emergency, standby, and resource recovery) - Base	\$40.00	\$41.412	\$41.40	\$41.63	\$41.40	3.50%
Generator (emergency, standby, and resource recovery) - Variable per 200 Amps or fraction thereof	\$12.00	\$12.424	\$12.40	\$12.49	\$12.40	3.33%
Note: Generators of 50 kW or less are considered equivalent to a 200 Amp service	NA					
Feeder or Subpanel	\$20.00	\$20.706	\$20.70	\$20.81	\$20.70	3.50%
Ground Work-Ground Ufer	\$30.00	\$31.059	\$31.10	\$31.22	\$31.10	3.67%
Extensive Ground Work	\$105.00	\$108.706	\$108.70	\$109.27	\$109.00	3.81%
Annual Electrical Permit, 12 Inspections/1 - 3 Electricians	\$2,300.00			Not Adjusted		
Annual Electrical Permit, 24 Inspections/4 - 6 Electricians	\$4,600.00			Not Adjusted		
Annual Electrical Permit, 36 Inspections/7 - 12 Electricians	\$6,900.00			Not Adjusted		
Annual Electrical Permit, 52 Inspections/13+ Electricians	\$8,200.00			Not Adjusted		
Load Test	\$45.00	\$46.588	\$46.60	\$46.83	\$46.60	3.56%
Energy Storage Systems	\$50.00	\$51.765	\$51.80	\$52.04	\$52.00	4.00%
<b>Elevator Permit Fees</b>						
Install: Elevator, Escalator, or Moving Walk \$5,000 Value or Less	\$250.00	\$258.823	\$258.80	\$260.18	\$259.00	3.60%
Install: Elevator, Escalator, or Moving Walk Install > \$5,000 Value - Base	\$250.00	\$258.823	\$258.80	\$260.18	\$259.00	3.60%
Install: Elevator, Escalator, or Moving Walk Install > \$5,000 Value - Variable per \$1,000 in valuation over \$5,000	\$4.00	\$4.141	\$4.10	\$4.16	\$4.10	2.50%
Install: Stair Climber or Platform Lift	\$88.00	\$91.106	\$91.10	\$91.58	\$91.10	3.52%
Install: Dumbwaiter or Material Lift	\$177.00	\$183.247	\$183.20	\$184.20	\$184.00	3.95%



Hood: Type II	\$15.00	\$15.529	\$15.50	\$15.61	\$15.50	3.33%
Hydronic Piping: per outlet	\$4.00	\$4.141	\$4.10	\$4.16	\$4.10	2.50%
Miscellaneous (items not covered elsewhere)	\$15.00	\$15.529	\$15.50	\$15.61	\$15.50	3.33%
Propane Tanks	\$15.00	\$15.529	\$15.50	\$15.61	\$15.50	3.33%
Range/Cooking Equipment (Gas)	\$15.00	\$15.529	\$15.50	\$15.61	\$15.50	3.33%
Refrigeration or Absorption System: 1 - 500,000 BTUs	\$25.00	\$25.882	\$25.90	\$26.02	\$26.00	4.00%
Refrigeration or Absorption System: 500,001 - 1,750,000 BTUs	\$45.00	\$46.588	\$46.60	\$46.83	\$46.60	3.56%
Refrigeration or Absorption System: Over 1,750,000 BTUs	\$75.00	\$77.647	\$77.60	\$78.05	\$78.00	4.00%
Unlisted or Unused Appliance: Up to 400,000 BTUs	\$75.00	\$77.647	\$77.60	\$78.05	\$78.00	4.00%
Unlisted or Unused Appliance: Over 400,000 BTUs	\$125.00	\$129.412	\$129.40	\$130.09	\$130.00	4.00%
Vent Fans	\$10.00	\$10.353	\$10.40	\$10.41	\$10.40	4.00%
Wood/Pellet Stove or Insert	\$40.00	\$41.412	\$41.40	\$41.63	\$41.40	3.50%
Electrical Disconnects/Reconnects for HVAC replacements and thermostat wiring are assessed at the "Alterations... per circuit" rate found within the Electrical Permit Fees.						
<b>Plumbing Permit Fees</b>						
Per Plumbing Fixture on a trap	\$13.00	\$13.459	\$13.50	\$13.53	\$13.50	3.85%
*** Includes, but is not limited to, installs, relocations, replacements, and rough-ins of backflow devices, dishwashers, garbage disposals, drains, showers, sinks, toilets, tubs, water softeners, etc.						
Medical Gas Outlet	\$13.00	\$13.459	\$13.50	\$13.53	\$13.50	3.85%
Sewage Ejector	\$13.00	\$13.459	\$13.50	\$13.53	\$13.50	3.85%
Vacuum Breaker/Backflow Device	\$13.00	\$13.459	\$13.50	\$13.53	\$13.50	3.85%
Miscellaneous (plumbing not covered elsewhere)	\$13.00	\$13.459	\$13.50	\$13.53	\$13.50	3.85%
<i>Water Heaters are covered within Mechanical Permit Fees</i>						
<b>Code Enforcement: Existing Building and Conservation Code Fees</b>						
General: Bill equal to all costs and expenses incurred by City	Cost Incurred	Not Adjusted				
Boarding and Securing	Cost Incurred	Not Adjusted				
Property Monitoring	\$300.00	Not Adjusted				
Annual Hearing Processing Fee - First Year	\$2,000.00	Not Adjusted				
Annual Hearing Processing Fee - Each Subsequent Year	\$5,000.00	Not Adjusted				
<b>Code Enforcement: Obstruction From Vegetation and Debris Fees</b>						
Vegetation and Debris Abatement	Cost Incurred	Not Adjusted				
Vegetation and Debris Abatement Surcharge	\$250.00	Not Adjusted				
<b>Code Enforcement: Existing Building and Conservation Code Fees</b>						
Annual Foreclosure Property Registration Fee	\$350.00	Not Adjusted				
<b>Sidewalk Café Fees</b>						
Sidewalk Café Annual Fee	\$150.00	\$155.294	\$155.30	\$156.11	\$156.00	4.00%
Site Modification Review Fee	\$275.00	\$284.705	\$284.70	\$286.19	\$285.00	3.64%
Initial Review Fee	\$300.00	\$310.588	\$310.60	\$312.21	\$311.00	3.67%
<b>Parklets and Streateries</b>						
Annual License Fee	\$150.00	\$155.294	\$155.30	\$156.11	\$156.00	4.00%
Site Modification Review Fee	\$275.00	\$284.705	\$284.70	\$286.19	\$285.00	3.64%
Initial Review Fee	\$300.00	\$310.588	\$310.60	\$312.21	\$311.00	3.67%
Refundable Cash Bond	\$1,000.00	Not Adjusted				

2-hour zone per square foot per month	\$3.04					Not Adjusted
4-hour and all-day zones per square foot per month	\$2.05					Not Adjusted
Time-restricted fee parking	\$1.05					Not Adjusted
Device Removal and Replacement Fee - Single Space Meter	\$60.00					Not Adjusted
Device Removal and Replacement Fee - Dual Space Meter	\$120.00					Not Adjusted
Device Removal and Replacement Fee - Kiosk	\$500.00					Not Adjusted
<b>Streets and Airspace Fees</b>						
Skywalk Application to Hearing Examiner	\$7,160.00	\$7,412.693	\$7,412.70	\$7,451.41	\$7,413.00	3.53%
Skywalk Annual Inspection	\$588.00	\$608.752	\$608.80	\$611.93	\$609.00	3.57%
Skywalk Renewal (within 20 years of permit issuance)	\$2,290.00	\$2,370.820	\$2,370.80	\$2,383.20	\$2,371.00	3.54%
Street Address Assignment	\$15.00	\$15.529	\$15.50	\$15.61	\$15.50	3.33%
Street Address Change	\$61.00	\$63.153	\$63.20	\$63.48	\$63.20	3.61%
ROW Obstruction: Dumpster or Temp Storage Unit (Pod) per 15-day period	\$150.00	\$155.294	\$155.30	\$156.11	\$156.00	4.00%
ROW Obstruction: Long-term (more than 20 days) per square foot per month	\$0.20	\$0.207	\$0.20	\$0.21	\$0.20	0.00%
ROW Obstruction: With Excavation 1-3 Days	\$150.00	\$155.294	\$155.30	\$156.11	\$156.00	4.00%
ROW Obstruction: No Excavation 1-3 Days	\$40.00	\$41.412	\$41.40	\$41.63	\$41.40	3.50%
ROW Obstruction: Each Additional Day	\$20.00	\$20.706	\$20.70	\$20.81	\$20.70	3.50%
Master Annual Permit	Expense based					
Obstruction W/O Permit or Exempt Notification	\$500.00	\$517.646	\$517.60	\$520.35	\$518.00	3.60%
Work Beyond Scope of Permit	\$250.00	\$258.823	\$258.80	\$260.18	\$259.00	3.60%
No Fee for Activities Done Under City Contract	\$0.00				\$0.00	
Traffic Control Plan Review Fee	\$78.00	\$80.753	\$80.80	\$81.17	\$81.00	3.85%
Building Move Permit	\$172.00	\$178.070	\$178.10	\$179.00	\$179.00	4.07%
Road Oiling (and other dust palliatives)	\$156.00	\$161.506	\$161.50	\$162.35	\$162.00	3.85%
Street Vacation Application Fee	\$623.00	\$644.987	\$645.00	\$648.36	\$645.00	3.53%
Approach Permit: Commercial	\$52.00	\$53.835	\$53.80	\$54.12	\$54.00	3.85%
Approach Permit: Residential Driveway	\$31.00	\$32.094	\$32.10	\$32.26	\$32.10	3.55%
IT Plan Review for Fiber Projects	\$95	\$98.353	\$98.40	\$98.87	\$98.40	3.58%
House Move Rescheduling Fee – <i>This is an additional processing fee assessed for house moves that are rescheduled after arrangements for staff had already been made .</i>	\$65.00					Not Adjusted
						Not Adjusted
						Not Adjusted
<b>Oversize or Overweight Movements</b>						
Oversize Load - Per 30 Days or fraction of	\$78.00	\$80.753	\$80.80	\$81.17	\$81.00	3.85%
Overweight Load (on specified route) - Per 30 Days or fraction of	\$117.00	\$121.129	\$121.10	\$121.76	\$121.00	3.42%
Superload - Per Trip	\$117.00	\$121.129	\$121.10	\$121.76	\$121.00	3.42%
<b>(Engineering) Private Construction Plan Review Fee Table:</b>						
\$1 - \$10,000 Job Value Fee	\$300.00					Not Adjusted
\$10,001 - \$50,000 Job Value Fee - Base	\$300.00					Not Adjusted
\$10,001 - \$50,000 Job Value Fee - Variable for each \$1,000 over \$10,000	\$15.00					Not Adjusted
\$50,001 - \$100,000 Job Value Fee - Base	\$900.00					Not Adjusted
\$50,001 - \$100,000 Job Value Fee - Variable for each \$1,000 over \$50,000	\$13.00					Not Adjusted
\$100,001 - \$500,000 Job Value Fee - Base	\$1,550.00					Not Adjusted
\$100,001 - \$500,000 Job Value Fee - Variable for each \$1,000 over \$100,000	\$10.50					Not Adjusted

\$500,001 - \$1,000,000 Job Value Fee - Base	\$5,750.00				Not Adjusted	
\$500,001 - \$1,000,000 Job Value Fee - Variable for each \$1,000 over \$500,000	\$9.50				Not Adjusted	
Over \$1,000,000 Job Value Fee - Base	\$10,500.00				Not Adjusted	
Over \$1,000,000 Job Value Fee - Variable for each \$1,000 over \$1,000,000	\$8.75				Not Adjusted	
Additional Review (for excessive plan changes) per hour	\$115	\$119.059	\$119.10	\$119.68	\$119.00	3.48%
On-Site Water Systems Review Fee - outside City limits or no bldg permit	\$250.00	\$258.823	\$258.80	\$260.18	\$259.00	3.60%
On-Site Sanitary Sewer Systems Review - outside City limits or no bldg permit	\$250.00	\$258.823	\$258.80	\$260.18	\$259.00	3.60%
Standard (Simple) Stormwater Systems Review: Under 10 lots - Base	\$400.00	\$414.117	\$414.10	\$416.28	\$415.00	3.75%
Standard (Simple) Stormwater Systems Review: Under 10 lots - Variable per lot	\$10.00	\$10.353	\$10.40	\$10.41	\$10.40	4.00%
Standard (Simple) Stormwater Systems Review: 10 - 100 lots - Base	\$500.00	\$517.646	\$517.60	\$520.35	\$518.00	3.60%
Standard (Simple) Stormwater Systems Review: 10 - 100 lots - Variable per lot	\$10.00	\$10.353	\$10.40	\$10.41	\$10.40	4.00%
Standard (Simple) Stormwater Systems Review: Over 100 lots - Base	\$700.00	\$724.705	\$724.70	\$728.49	\$725.00	3.57%
Standard (Simple) Stormwater Systems Review: Over 100 lots - Variable per lot	\$10.00	\$10.353	\$10.40	\$10.41	\$10.40	4.00%
Stormwater Review Fee Up to 2 acres - outside City limits or no bldg permit	\$250.00	\$258.823	\$258.80	\$260.18	\$259.00	3.60%
Stormwater Review Fee Over 2 acres - outside City limits or no bldg permit	\$500.00	\$517.646	\$517.60	\$520.35	\$518.00	3.60%
Complex Stormwater Systems Review: Under 10 lots - Base	\$500.00	\$517.646	\$517.60	\$520.35	\$518.00	3.60%
Complex Stormwater Systems Review: Under 10 lots - Variable per lot	\$10.00	\$10.353	\$10.40	\$10.41	\$10.40	4.00%
Complex Stormwater Systems Review: 10 - 100 lots - Base	\$750.00	\$776.469	\$776.50	\$780.53	\$777.00	3.60%
Complex Stormwater Systems Review: 10 - 100 lots - Variable per lot	\$15.00	\$15.529	\$15.50	\$15.61	\$15.50	3.33%
Complex Stormwater Systems Review: Over 100 lots - Base	\$1,000.00	\$1,035.292	\$1,035.30	\$1,040.70	\$1,036.00	3.60%
Complex Stormwater Systems Review: Over 100 lots - Variable per lot	\$15.00	\$15.529	\$15.50	\$15.61	\$15.50	3.33%
Stormwater Review Fee Up to 2 acres - outside City limits or no bldg permit	\$500.00	\$517.646	\$517.60	\$520.35	\$518.00	3.60%
Stormwater Review Fee Over 2 acres - outside City limits or no bldg permit	\$1,000.00	\$1,035.292	\$1,035.30	\$1,040.70	\$1,036.00	3.60%
Storm Sewer Review - in accordance with subsection (A) above.	No Charge					
Waiver or Variance Review	\$115.00	\$119.059	\$119.10	\$119.68	\$119.00	3.48%
Site Development Plan Review	\$250.00	\$258.823	\$258.80	\$260.18	\$259.00	3.60%
Traffic Impact Analysis Review Fee	\$200.00	\$207.058	\$207.10	\$208.14	\$208.00	4.00%
Hydraulic Analysis Review Fee	\$580.00	\$600.470	\$600.50	\$603.61	\$601.00	3.62%
<b>(Engineering) Private Construction Inspection Fee Table:</b>						
\$1 - \$5,000 Job Value Fee	\$500.00				Not Adjusted	
\$5,001 - \$10,000 Job Value Fee	\$1,000.00				Not Adjusted	
\$10,001 - \$50,000 Job Value Fee - Base	\$1,000.00				Not Adjusted	
\$10,001 - \$50,000 Job Value Fee - Variable for each \$1,000 over \$10,000	\$25.00				Not Adjusted	
\$50,001 - \$100,000 Job Value Fee - Base	\$2,000.00				Not Adjusted	
\$50,001 - \$100,000 Job Value Fee - Variable for each \$1,000 over \$50,000	\$20.00				Not Adjusted	
\$100,001 - \$500,000 Job Value Fee - Base	\$3,000.00				Not Adjusted	
\$100,001 - \$500,000 Job Value Fee - Variable for each \$1,000 over \$100,000	\$15.00				Not Adjusted	
\$500,001 - \$1,000,000 Job Value Fee - Base	\$9,000.00				Not Adjusted	
\$500,001 - \$1,000,000 Job Value Fee - Variable for each \$1,000 over \$500,000	\$10.00				Not Adjusted	
Over \$1,000,000 Job Value Fee - Base	\$14,000.00				Not Adjusted	
Over \$1,000,000 Job Value Fee - Variable for each \$1,000 over \$1,000,000	\$5.00				Not Adjusted	
Non-Typical, Specialty Project Inspection	\$115.00	\$119.059	\$119.10	\$119.68	\$119.00	3.48%
Non-Typical, Specialty Project Overtime Inspection	1.5x the Inspection Fee(s)					

Non-Typical, Specialty Project Survey Crew Inspection	\$115.00	\$119.059	\$119.10	\$119.68	\$119.00	3.48%
Non-Typical, Specialty Project Survey Crew Overtime Inspection	1.5x the Inspection Fee(s)					
<b>Multi-Family Housing Property Tax Incentive Program</b>						
Multi-Family Tax Exemption (MFTE) Application	\$1,000.00			Not Adjusted		
MFTE Extension Application	\$1,000.00			Not Adjusted		
MFTE Final Certificate	\$2,000.00			Not Adjusted		
MFTE Final Certificate Conversion from 12 to 8 year	\$500.00			Not Adjusted		
<b>Shorelines Management</b>						
\$2,500 - \$10,000 Project Value Fee	\$1,200.00	\$1,242.351	\$1,242.40	\$1,248.84	\$1,243.00	3.58%
\$10,001 - \$50,000 Project Value Fee	\$1,600.00	\$1,656.468	\$1,656.50	\$1,665.12	\$1,657.00	3.56%
\$50,001 - \$250,000 Project Value Fee	\$3,000.00	\$3,105.877	\$3,105.90	\$3,122.10	\$3,106.00	3.53%
\$250,001 - \$1,000,000 Project Value Fee	\$5,800.00	\$6,004.696	\$6,004.70	\$6,036.06	\$6,005.00	3.53%
Over \$1,000,000 Project Value Fee - Base	\$7,000.00	\$7,247.047	\$7,247.00	\$7,284.90	\$7,248.00	3.54%
Over \$1,000,000 Project Value Fee - Variable	0.1% of project valuation					
Variance Fee	\$2,300.00	\$2,381.172	\$2,381.20	\$2,393.61	\$2,382.00	3.57%
Conditional Use Fee	\$2,000.00	\$2,070.585	\$2,070.60	\$2,081.40	\$2,071.00	3.55%
Pre-Submittal Review	\$600.00	\$621.175	\$621.20	\$624.42	\$622.00	3.67%
Shoreline Exemption Fee	\$600.00	\$621.175	\$621.20	\$624.42	\$622.00	3.67%
Permit Amendment Fee	80% of fee in this schedule					
<b>Plats</b>						
One-Year Extension of Preliminary Plat Approval	\$500.00	\$517.646	\$517.60	\$520.35	\$518.00	3.60%
Phasing of Approved Preliminary Plat	\$600.00	\$621.175	\$621.20	\$624.42	\$622.00	3.67%
Vacation of Approved Preliminary Plat	\$800.00	\$828.234	\$828.20	\$832.56	\$829.00	3.63%
Final Long Plat - Base	\$3,305.00	\$3,421.641	\$3,421.60	\$3,439.51	\$3,422.00	3.54%
Final Long Plat - Additional fee per lot	\$30.00			Not Adjusted		
Alteration of Approved Preliminary, Final Long Plat or BSP	80% of fee in this schedule					
Final Short Plat Filing Fee	\$2,271.00	\$2,351.149	\$2,351.10	\$2,363.43	\$2,352.00	3.57%
Final Short Plat Filing Fee - Additional fee per lot	\$30.00			Not Adjusted		
Final Short Plat Filing Fee with Minor Engineering Review	\$350.00			Not Adjusted		
Final Short Plat Filing Fee with Minor Engineering Review - Additional fee per lot	\$30.00			Not Adjusted		
Final Binding Site Plan	\$2,970.00	\$3,074.818	\$3,074.80	\$3,090.88	\$3,075.00	3.54%
Final Binding Site Plan - fee per additional acre	\$30.00			Not Adjusted		
Boundary Line Adjustment Filing Fee	\$370.00	\$383.058	\$383.10	\$385.06	\$384.00	3.78%
Street Name Change	\$2,500.00	\$2,588.231	\$2,588.20	\$2,601.75	\$2,589.00	3.56%
Use of Planning Staff Not Covered by Plat Fees	\$115.00	\$119.059	\$119.10	\$119.68	\$119.00	3.48%
Concurrency Inquiry Application	\$200.00	\$207.058	\$207.10	\$208.14	\$208.00	4.00%
<b>Zoning</b>						
Staff Preparation of Notification Map and Associated Documents	\$207.00	\$214.306	\$214.30	\$215.42	\$215.00	3.86%
Type I Application	\$1,085.00	\$1,123.292	\$1,123.30	\$1,129.16	\$1,124.00	3.59%
Type II Application	\$4,325.00	\$4,477.640	\$4,477.60	\$4,501.03	\$4,478.00	3.54%
Type II Application - per additional acre	\$60.00	\$62.118	\$62.10	\$62.44	\$62.10	3.50%
Type II Application with Minor Engineering Review	\$1,085.00	\$1,123.292	\$1,123.30	\$1,129.16	\$1,124.00	3.59%
Type III Application	\$4,590.00	\$4,751.992	\$4,752.00	\$4,776.81	\$4,752.00	3.53%

Type III Application - per additional acre	\$215.00	\$222.588	\$222.60	\$223.75	\$223.00	3.72%
Site Plan Review and/or Modification	\$815.00	\$843.763	\$843.80	\$848.17	\$844.00	3.56%
Site Plan Review and/or Modification - per additional 10 acres	\$550.00	\$569.411	\$569.40	\$572.39	\$570.00	3.64%
Planned Unit Development (PUD) Bonus Density	\$880.00	\$911.057	\$911.10	\$915.82	\$912.00	3.64%
Final PUD	\$3,295.00	\$3,411.288	\$3,411.30	\$3,429.11	\$3,412.00	3.55%
Temporary Use Permit	\$675.00	\$698.822	\$698.80	\$702.47	\$699.00	3.56%
Floodplain Development Permit	\$1,139.00	\$1,179.198	\$1,179.20	\$1,185.36	\$1,180.00	3.60%
Floodplain Development Permit -per additional acre	\$55.00	\$56.941	\$56.90	\$57.24	\$57.00	3.64%
Formal Written Interpretation of Zoning Code	\$727.00	\$752.658	\$752.70	\$756.59	\$753.00	3.58%
Public Hearing for Other Matters	\$1,895.00	\$1,961.879	\$1,961.90	\$1,972.13	\$1,962.00	3.54%
Use of Planning Staff Not Covered by Above Fees - Hourly	\$115.00	\$119.059	\$119.10	\$119.68	\$119.00	3.48%
Zoning Verification Letter	\$115.00	\$119.059	\$119.10	\$119.68	\$119.00	3.48%
<b>Design Review</b>						
Design Review by Urban Design Staff	\$600.00				Not Adjusted	
Design Review by Design Review Board	\$1,275.00				Not Adjusted	
<b>Comprehensive Plan and Land Use Code Amendments</b>						
Threshold Review Fee	\$500.00				Not Adjusted	
Comp Plan, Map, Text, or other Land Use Code Amendment - Base	\$7,000.00				Not Adjusted	
Comp Plan, Map, Text, or other Land Use Code Amendment - Variable per additional 10 acres	\$1,075.00				Not Adjusted	
Use of Planning Staff Not Covered by Above Fees	\$115.00				Not Adjusted	
Formal Written Interpretation of Comp Plan	\$1,075.00				Not Adjusted	
<b>Short Term Rental License Fee</b>						
Registration for STR - Residential Zone - Application	\$200.00				Not Adjusted	
Registration for STR - Residential Zone - Renewal	\$100.00				Not Adjusted	
Registration for STR - Other Zone - Application	\$300.00				Not Adjusted	
Registration for STR - Other Zone - Renewal	\$150.00				Not Adjusted	

# Development Fee Schedule 2026

## Automatic Annual Adjustment

Effective January 1, 2026, and the first January of each year thereafter, the development fees shall be adjusted by the City of Spokane Building Official for an amount equal to the weighted average of the 2<sup>nd</sup> quarter Employment Cost Index for State and Local Government Workers (ECI GW) with a weight of 0.7 and the June to June Consumer Price Index for All Urban Consumers West Class BC (CPI-U West BC) with a weight of 0.3. The calculated adjustment factor shall not exceed the three-year average of the weighted values from the previous periods. The new determined fees will be rounded to the nearest dollar if they are over \$100 and the nearest dime if they are below. Rounded fees shall not exceed the calculated upper limit “average percentage”. 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. No other fee schedules shall be affected by such automatic adjustments unless expressly noted.

Building permit fees shall not be included in the annual automatic adjustment because updates occur semi-annually through the International Code Council (ICC) published updates.

All hourly and other variable fees are based on the designated metric or fraction thereof.

<b><u>Development Fee Schedule</u></b>	<b><u>Fee Amount</u></b>
<b>Shared Fees</b>	
Processing/Application Fee <i>(except as otherwise identified)</i>	\$65.00
Technology Fee	2.5%
Development Services Review Fee	\$119.00
Re-Inspection Fee	\$156.00
Work Beyond Scope of Permit	\$156.00
Work Done Without Permit/Investigative Fees - Greater Of:	2x the Inspection Fee(s) or \$311
Inspection Outside Normal Working Hours (2-hr minimum)	\$119.00 per hour
Additional, Excessive, Phased Reviews	50% Original Review Fee
Additional, Excessive, Phased Inspections	\$109.00
Trade Review	\$119.00 per hour
Refund Administration Fee - Plan Review and Processing/Application Fees are non-refundable, no refunds of less than \$30 unless City error.	N/A
State Building Code Fee	State Determined Fee
Permit or Application Extension Fee	\$46.60
Recording Fee	County Determined Fee
<b>State Environmental Policy Act (SEPA)</b>	
SEPA Environmental Checklist Initial Review	\$518.00
Threshold Determination of MDNS	\$337.00
Threshold Determination Resulting in Declaration of Significance	Actual Cost
Threshold Determination Resulting in Declaration of Significance - Deposit	\$3,365.00

Public Notice	Actual Cost
Environmental Document Reproduction	Actual Cost
<b><u>Appeal Fees</u></b>	
Appeal of Administrative Decision to Hearing Examiner	\$363.00
Exception: Junk Vehicle Determination Appeal	\$208.00
Appeal of Hearing Examiner Decision to City Council	\$725.00
Appeal Preparation Fee	Actual Cost
Request for Reconsideration	\$259.00
<b><u>Blasting Licenses and Permits</u></b>	
Blaster's License	\$57.00
Blasting Permit	\$285.00
<b><u>Boiler and Gas Heating Mechanic License Fees</u></b>	
License Application and Examination Fee	\$114.00
Annual License Fee	\$57.00
Annual Inspector License Fee	\$57.00
<b><u>Boiler Installation Inspection Fees</u></b>	
Low Pressure & Hot Water Boiler < 500,000 BTUs	\$163.00
LP & HWB 500,000 to < 2,000,000 BTUs	\$275.00
LP & HWB 2,000,000 BTUs and greater	\$440.00
Power Boilers < 1,000,000 BTUs	\$440.00
Power Boilers from 1,000,000 to < 5,000,000 BTUs	\$880.00
Power Boilers 5,000,000 BTUs and greater - Base	\$880.00
Power Boilers 5,000,000 BTUs and greater - Additional Charge per million BTUs	\$26.00
Electric Boiler less than or equal to 250 kw	\$259.00
Unfired Pressure Vessel	\$62.10
<b><u>Boiler Operating Permit &amp; Accessory Fees</u></b>	
Boilers - Base City Inspected Operating Permit Fee	\$88.00
Boilers - per Vessel	\$36.20
Hydrostatic Pressure Test	\$150.00
Repair Inspections - Hourly	\$119.00
<b><u>Building Permit Fees</u></b>	
\$1 - \$2,000 Job Value Fee - Base	\$73.00
\$2,001 - \$25,000 Job Value Fee - Base	\$73.00
\$2,001 - \$25,000 Job Value Fee - Variable per \$1000 over \$2000	\$13.00
\$25,001 - \$50,000 Job Value Fee - Base	\$372.00
\$25,001 - \$50,000 Job Value Fee - Variable per \$1000 over \$25,000	\$10.00
\$50,001 - \$100,000 Job Value Fee - Base	\$622.00
\$50,001 - \$100,000 Job Value Fee - Variable per \$1000 over \$50,000	\$7.00
\$100,001 - \$500,000 Job Value Fee - Base	\$972.00
\$100,001 - \$500,000 Job Value Fee - Variable per \$1000 over \$100,000	\$5.00
\$500,001 - \$1,000,000 Job Value Fee - Base	\$2,972.00

\$500,001 - \$1,000,000 Job Value Fee - Variable per \$1000 over \$500,000	\$4.00
Over \$1,000,000 Job Value Fee - Base	\$4,972.00
Over \$1,000,000 Job Value Fee - Variable per \$1000 over \$1,000,000	\$3.00
Plan Review for Commercial & Multi-Family over 2 units	65% of Job Value Fee
Fast Track Plan Review Fee	125% of Job Value Fee
Early Start and Fast Track Approval	25% Additional fee
Stock Plan Review Fee	25% of Job Value Fee
Reduced Plan Review Fee	25% of Job Value Fee
*Applications for successive identical buildings on a single site submitted simultaneously are eligible for the Reduced Plan Review Fee. In these instances, the full plan review fee applies to the first of the duplicate buildings.	
Plan Review for New Single-Family Residences (SFR), Accessory Dwelling Units, & Duplexes	50% of Job Value Fee
Plan Review for SFR & Duplex Accessory Structures & Additions	25% of Job Value Fee
Revision Review Fee - Hourly	\$119.00 per hour
Plan Review for SFR & Duplex Accessory Structure Remodels	25% of Job Value Fee
Demolition of SFR or Duplex	\$46.60
Demolition of Other Structures - Per 1,000 Sq Ft - [maximum fee \$450]	\$46.60
Demolition of Residential Accessory Structures - (i.e. -garages, pools)	\$36.20
*Additional fees may be required for historically eligible or listed properties in accordance with <b>Historic Preservation's</b> Fee Schedule	
Fence Permit Fee per 100 linear feet or fraction thereof	\$20.00
Grading Permit Fee for 10,000 cubic yards or less	\$150.00
Grading Permit Fee for each additional 10,000 cubic yards or fraction thereof	\$31.10
Grading Plan Review for 1,000 cubic yards or less	\$78.00
Grading Plan Review for 1,001 - 100,000 cubic yards	\$197.00
Grading Plan Review for each 10,000 cubic yards over 100,000	\$10.40
Sign Permit Fee for Wall, Projecting, and Incidental Signs - Per Sign	\$48.70
Sign Permit Fee for Pole and Billboard - Per Sign	\$121.00
Sign Review Fee	\$119.00
Factory Built Housing - Per Section	\$78.00
Manufactured (Mobile) Home - Per Section	\$78.00
Temporary Structures - 1st 180 days	\$259.00
Temporary Structures - 2nd 180 days	\$570.00
Relocation Determination Fee	\$78.00
Swimming Pool Permit Fee (when accessory to SFR or Duplex)	\$98.40
Swimming Pool Permit Fee (for all others)	\$223.00
Adult Family Home Inspection	\$254.00
Family Home Child Care Capacity Inspection	\$254.00
Safety Inspection - Commercial Building - Per hour (2-hr minimum)	\$119.00 per hour
Safety Inspection - SFR, Electrical Only	\$98.40
Safety Inspection - SFR, 2 or more categories	\$197.00
Safety Inspection - Duplex	\$254.00
Safety Inspection - Multi-Family 3 to 6 units	\$327.00
Safety Inspection - Multi-Family over 6 units - Base	\$327.00
Safety Inspection - Multi-Family over 6 units - Variable per unit over 6	\$36.20
Electrical Service Reconnect - Residence	\$41.40
Electrical Service Reconnect - Commercial	98.40

Expired Building Permit Renewal when No Inspections	100% of Permit Fee
Expired Building Permit Renewal when Foundation Approved	75% of Permit Fee
Expired Building Permit Renewal when All Rough-ins Approved	25% of Permit Fee
Expired Building Permit Renewal with Additional Work	Job Value Fee
Expired Plumbing Permit Renewal when No Inspections	100% of Permit Fee
Expired Plumbing Permit Renewal when Top Outs Approved	25% of Permit Fee
Expired Mechanical Permit Renewal when No Inspections	100% of Permit Fee
Expired Mechanical Permit Renewal when Rough-Ins Approved	25% of Permit Fee
Expired Electrical Permit Renewal when No Inspections	100% of Permit Fee
Expired Electrical Permit Renewal when Rough-Ins/Service Approved	25% of Permit Fee
<b>Certificate of Occupancy Fees</b>	
For Change of Occupancy when no work is required	\$93.20
Temporary Certificate of Occupancy Issuance ( <u>not to exceed 100% of the building permit fee</u> )	\$518.00
Temporary Certificate of Occupancy Extension ( <u>not to exceed 100% of the building permit fee</u> )	\$259.00
<b>Solar Fees</b>	
SFR-Duplex Solar Plan Review Fee (DSC)	\$78.00
SFR-Duplex Solar Inspection Fee (DSC)	\$156.00
MFCOM Solar Plan Review Fee (DSC)	65% of Job Value Fee
MFCOM Solar Inspection Fee (DSC)	Job Value Based
Electrical fees assessed as applicable to the scope of work	See Electrical Fees
Fire Review and Inspection Fees assessed in accordance with the Fire Codes	See Fire Code
<b>Electrical Permit Fees</b>	
New Square Footage up to 5000 sq ft - Variable per 100 sq ft	\$5.00
New Square Footage over 5,000 sq ft - Base	\$250.00
New Square Footage over 5,000 sq ft - Variable per 100 sq. ft.	\$3.00
Alterations/Wiring of Existing Space (per circuit)	\$7.20
Light Standard	\$10.40
Service, 1-200 Amps	\$52.00
Service, 201-400 Amps	\$64.20
Service, 401-600 Amps	\$78.00
Service, 601-800 Amps	\$90.10
Service, 801-1,000 Amps	\$104.00
Service, Over 1,000 Amps - Base	\$104.00
Service, Over 1,000 Amps - Variable per 100 Amps over 1,000 Amps	\$7.20
Service, Over 600V, Surcharge	\$62.10
Alarms, Telecommunications, and Other Low-Voltage Control Circuits and Systems (per 2,500 sq. ft.)	\$13.50
Temporary Service	\$46.60
Transformer - Base	\$41.40
Transformer - Variable per 200 Amps or fraction thereof	\$12.40
Generator (emergency, standby, and resource recovery) - Base	\$41.40
Generator (emergency, standby, and resource recovery) - Variable per 200 Amps or fraction thereof	\$12.40

*Note: Generators of 50 kW or less are considered equivalent to a 200 Amp service	NA
Feeder or Subpanel	\$20.70
Ground Work-Ground Ufer	\$31.10
Extensive Ground Work	\$109.00
Annual Electrical Permit, 12 Inspections/1 - 3 Electricians	\$2,300.00
Annual Electrical Permit, 24 Inspections/4 - 6 Electricians	\$4,600.00
Annual Electrical Permit, 36 Inspections/7 - 12 Electricians	\$6,900.00
Annual Electrical Permit, 52 Inspections/13+ Electricians	\$8,200.00
Load Test	\$46.60
Energy Storage Systems	\$52.00
<b>Elevator Permit Fees</b>	
Install: Elevator, Escalator, or Moving Walk \$5,000 Value or Less	\$259.00
Install: Elevator, Escalator, or Moving Walk Install > \$5,000 Value - Base	\$259.00
Install: Elevator, Escalator, or Moving Walk Install > \$5,000 Value – Variable per \$1,000 in valuation over \$5,000	\$4.10
Install: Stair Climber or Platform Lift	\$91.10
Install: Dumbwaiter or Material Lift	\$184.00
Install: Temporary Personnel Hoist (Construction Lift)	\$363.00
Operating Permit: Hydraulic Elevator - Annual, Base	\$184.00
Operating Permit: Hydraulic Elevator - Annual, Variable per stop over two	\$22.80
Operating Permit: Cable Elevator - Annual, Base	\$366.00
Operating Permit: Cable Elevator - Annual, Variable per stop over two	\$22.80
Operating Permit: Escalator or Moving Walk	\$366.00
Operating Permit: Dumbwaiter, Platform/Material Lift, or Stair Climber	\$91.10
Alteration or Repair: \$5,000 Value or Less	\$259.00
Alteration or Repair: > \$5,000 Value - Base	\$259.00
Alteration or Repair: > \$5,000 Value – Variable for each \$1,000 over \$5,000	\$4.10
Elevator Reinspection: Hourly	\$119.00
Uncorrected Deficiencies (assessed at 90, 120, and 150 days)	\$184.00
Document Replacement Fee	\$65.00
Temp Hoist: Semi-Annual or Jump Inspection	\$184.00
Temp Hoist: Semi-Annual Operating Permit	\$184.00
Temporary Operating Permit Fee - Base	\$119.00
Temporary Operating Permit Fee – Variable per stop over two	\$15.50
Plan Review for Installs and Major Alterations	\$119.00
Variance Request w/ Site Visit - Base	\$184.00
Variance Request w/ Site Visit - Variable	\$91.10
Variance Request via Desk Evaluation (w/o site visit)	\$91.10
Technical Advice Site Visit Fee - Base	\$184.00
Technical Advice Site Visit Fee – Variable per hour more than two	\$91.10
Decommissioning Conveyance Fee	\$184.00
Re-Commissioning Conveyance Fee - Base	\$184.00
Re-Commissioning Conveyance Fee – Variable per hour more than two	\$91.10
Operating a Conveyance w/o Permit: 30 Day Penalty Fee <i>Conveyances in operation without a permit more than 120 days may be removed from service by the inspector</i>	\$170.00

<b>Mechanical Permit Fees</b>	
Air Handler (per 10,000 cfm or fraction of)	\$17.60
Clothes Dryer (Gas)	\$15.50
Ductwork System	\$15.50
Evaporative Cooler	\$15.50
Gas Log	\$15.50
Gas Piping: per outlet	\$4.10
Water Heater	\$15.50
Hot Water Tank Heat Pump	\$15.50
Heat Pump, Compressor, or A/C: less than 15 tons	\$23.80
Heat Pump, Compressor, or A/C: 15 to 50 tons	\$46.60
Heat Pump, Compressor, or A/C: Over 50 tons	\$78.00
Heating Equipment: 1 to 100,000 BTUs or 32 kW	\$17.60
Heating Equipment: More than 100,000 BTUs or 32 kW	\$26.00
Hood: Type I (per 12 ft or 12 ft portion of hood)	\$72.50
Hood: Type II	\$15.50
Hydronic Piping: per outlet	\$4.10
Miscellaneous (items not covered elsewhere)	\$15.50
Propane Tanks	\$15.50
Range/Cooking Equipment (Gas)	\$15.50
Refrigeration or Absorption System: 1 - 500,000 BTUs	\$26.00
Refrigeration or Absorption System: 500,001 - 1,750,000 BTUs	\$46.60
Refrigeration or Absorption System: Over 1,750,000 BTUs	\$78.00
Unlisted or Unused Appliance: Up to 400,000 BTUs	\$78.00
Unlisted or Unused Appliance: Over 400,000 BTUs	\$130.00
Vent Fans	\$10.40
Wood/Pellet Stove or Insert	\$41.40
Electrical Disconnects/Reconnects for HVAC replacements and thermostat wiring are assessed at the “Alterations... per circuit” rate found within the Electrical Permit Fees.	
<b>Plumbing Permit Fees</b>	
Per Plumbing Fixture on a trap	\$13.50
*** Includes, <i>but is not limited to</i> , installs, relocations, replacements, and rough-ins of backflow devices, dishwashers, garbage disposals, drains, showers, sinks, toilets, tubs, water softeners, etc.	
Medical Gas Outlet	\$13.50
Sewage Ejector	\$13.50
Vacuum Breaker/Backflow Device	\$13.50
Miscellaneous (plumbing not covered elsewhere)	\$13.50
<i>Water Heaters are covered within Mechanical Permit Fees</i>	
<b>Code Enforcement: Existing Building and Conservation Code Fees</b>	
General: Bill equal to all costs and expenses incurred by City	Cost Incurred
Boarding and Securing	Cost Incurred
Property Monitoring	\$300.00
Annual Hearing Processing Fee - First Year	\$2,000.00

Annual Hearing Processing Fee - Each Subsequent Year	\$5,000.00
<b>Code Enforcement: Obstruction From Vegetation and Debris Fees</b>	
Vegetation and Debris Abatement	Cost Incurred
Vegetation and Debris Abatement Surcharge	\$250.00
<b>Code Enforcement: Existing Building and Conservation Code Fees</b>	
Annual Foreclosure Property Registration Fee	\$350.00
<b>Sidewalk Café Fees</b>	
Sidewalk Café Annual Fee	\$156.00
Site Modification Review Fee	\$285.00
Initial Review Fee	\$311.00
<b>Parklets and Streateries</b>	
Annual License Fee	\$156.00
Site Modification Review Fee	\$285.00
Initial Review Fee	\$311.00
Refundable Cash Bond	\$1,000.00
2-hour zone per square foot per month	\$3.04
4-hour and all-day zones per square foot per month	\$2.05
Time-restricted fee parking	\$1.05
Device Removal and Replacement Fee - Single Space Meter	\$60.00
Device Removal and Replacement Fee - Dual Space Meter	\$120.00
Device Removal and Replacement Fee - Kiosk	\$500.00
<b>Streets and Airspace Fees</b>	
Skywalk Application to Hearing Examiner	\$7,413.00
Skywalk Annual Inspection	\$609.00
Skywalk Renewal (within 20 years of permit issuance)	\$2,371.00
Street Address Assignment	\$15.50
Street Address Change	\$63.20
ROW Obstruction: Dumpster or Temp Storage Unit (Pod) per 15-day period	\$156.00
ROW Obstruction: Long-term (more than 20 days) per square foot per month	\$0.20
ROW Obstruction: With Excavation 1-3 Days	\$156.00
ROW Obstruction: No Excavation 1-3 Days	\$41.40
ROW Obstruction: No-Each Additional Day	\$20.70
Master Annual Permit	Expense based
Obstruction W/O Permit or Exempt Notification	\$518.00
Work Beyond Scope of Permit	\$259.00
No Fee for Activities Done Under City Contract	\$0.00
Traffic Control Plan Review Fee	\$81.00
Building Move Permit	\$179.00
Road Oiling (and other dust palliatives)	\$162.00
Street Vacation Application Fee	\$645.00
Approach Permit: Commercial	\$54.00
Approach Permit: Residential Driveway	\$32.10

IT Plan Review for Fiber Projects	\$98.40 per hour
House Move Rescheduling Fee – <i>This is an additional processing fee assessed for house moves that are rescheduled after arrangements for staff had already been made.</i>	\$65.00
<b>Oversize or Overweight Movements</b>	
Oversize Load - Per 30 Days or fraction of	\$81.00
Overweight Load (on specified route) - Per 30 Days or fraction of	\$121.00
Superload - Per Trip	\$121.00
<b>(Engineering) Private Construction Plan Review Fee Table:</b>	
\$1 - \$10,000 Job Value Fee	\$300.00
\$10,001 - \$50,000 Job Value Fee - Base	\$300.00
\$10,001 - \$50,000 Job Value Fee - Variable for each \$1,000 over \$10,000	\$15.00
\$50,001 - \$100,000 Job Value Fee - Base	\$900.00
\$50,001 - \$100,000 Job Value Fee - Variable for each \$1,000 over \$50,000	\$13.00
\$100,001 - \$500,000 Job Value Fee - Base	\$1,550.00
\$100,001 - \$500,000 Job Value Fee - Variable for each \$1,000 over \$100,000	\$10.50
\$500,001 - \$1,000,000 Job Value Fee - Base	\$5,750.00
\$500,001 - \$1,000,000 Job Value Fee - Variable for each \$1,000 over \$500,000	\$9.50
Over \$1,000,000 Job Value Fee - Base	\$10,500.00
Over \$1,000,000 Job Value Fee - Variable for each \$1,000 over \$1,000,000	\$8.75
Additional Review (for excessive plan changes)	\$119 per hour
On-Site Water Systems Review Fee - outside City limits or no bldg permit	\$259.00
On-Site Sanitary Sewer Systems Review - outside City limits or no bldg permit	\$259.00
Standard (Simple) Stormwater Systems Review: Under 10 lots - Base	\$415.00
Standard (Simple) Stormwater Systems Review: Under 10 lots - Variable per lot	\$10.40
Standard (Simple) Stormwater Systems Review: 10 - 100 lots - Base	\$518.00
Standard (Simple) Stormwater Systems Review: 10 - 100 lots - Variable per lot	\$10.40
Standard (Simple) Stormwater Systems Review: Over 100 lots - Base	\$725.00
Standard (Simple) Stormwater Systems Review: Over 100 lots - Variable per lot	\$10.40
Stormwater Review Fee Up to 2 acres - outside City limits or no bldg permit	\$259.00
Stormwater Review Fee Over 2 acres - outside City limits or no bldg permit	\$518.00
Complex Stormwater Systems Review: Under 10 lots - Base	\$518.00
Complex Stormwater Systems Review: Under 10 lots - Variable per lot	\$10.40
Complex Stormwater Systems Review: 10 - 100 lots - Base	\$777.00
Complex Stormwater Systems Review: 10 - 100 lots - Variable per lot	\$15.50
Complex Stormwater Systems Review: Over 100 lots - Base	\$1,036.00
Complex Stormwater Systems Review: Over 100 lots - Variable per lot	\$15.50
Stormwater Review Fee Up to 2 acres - outside City limits or no bldg permit	\$518.00
Stormwater Review Fee Over 2 acres - outside City limits or no bldg permit	\$1,036.00
Storm Sewer Review - in accordance with subsection (A) above.	No Charge
Waiver or Variance Review	\$119.00
Site Development Plan Review	\$259.00
Traffic Impact Analysis Review Fee	\$208.00
Hydraulic Analysis Review Fee	\$601.00

<b>(Engineering) Private Construction Inspection Fee Table:</b>	
\$1 - \$5,000 Job Value Fee	\$500.00
\$5,001 - \$10,000 Job Value Fee	\$1,000.00
\$10,001 - \$50,000 Job Value Fee - Base	\$1,000.00
\$10,001 - \$50,000 Job Value Fee - Variable for each \$1,000 over \$10,000	\$25.00
\$50,001 - \$100,000 Job Value Fee - Base	\$2,000.00
\$50,001 - \$100,000 Job Value Fee - Variable for each \$1,000 over \$50,000	\$20.00
\$100,001 - \$500,000 Job Value Fee - Base	\$3,000.00
\$100,001 - \$500,000 Job Value Fee - Variable for each \$1,000 over \$100,000	\$15.00
\$500,001 - \$1,000,000 Job Value Fee - Base	\$9,000.00
\$500,001 - \$1,000,000 Job Value Fee - Variable for each \$1,000 over \$500,000	\$10.00
Over \$1,000,000 Job Value Fee - Base	\$14,000.00
Over \$1,000,000 Job Value Fee - Variable for each \$1,000 over \$1,000,000	\$5.00
Non-Typical, Specialty Project Inspection	\$119.00
Non-Typical, Specialty Project Overtime Inspection	1.5x the Inspection Fee(s)
Non-Typical, Specialty Project Survey Crew Inspection	\$119.00
Non-Typical, Specialty Project Survey Crew Overtime Inspection	1.5x the Inspection Fee(s)
<b>Multi-Family Housing Property Tax Incentive Program</b>	
Multi-Family Tax Exemption (MFTE) Application	\$1,000.00
MFTE Extension Application	\$1,000.00
MFTE Final Certificate	\$2,000.00
MFTE Final Certificate Conversion from 12 to 8 year	\$500.00
<b>Shorelines Management</b>	
\$2,500 - \$10,000 Project Value Fee	\$1,243.00
\$10,001 - \$50,000 Project Value Fee	\$1,657.00
\$50,001 - \$250,000 Project Value Fee	\$3,106.00
\$250,001 - \$1,000,000 Project Value Fee	\$6,005.00
Over \$1,000,000 Project Value Fee - Base	\$7,248.00
Over \$1,000,000 Project Value Fee - Variable	0.1% of project valuation
Variance Fee	\$2,382.00
Conditional Use Fee	\$2,071.00
Pre-Submittal Review	\$622.00
Shoreline Exemption Fee	\$622.00
Permit Amendment Fee	80% of fee in this schedule
<b>Plats</b>	
One-Year Extension of Preliminary Plat Approval	\$518.00
Phasing of Approved Preliminary Plat	\$622.00
Vacation of Approved Preliminary Plat	\$829.00
Final Long Plat - Base	\$3,422.00
Final Long Plat - Additional fee per lot	\$30.00

Alteration of Approved Preliminary, Final Long Plat or BSP	80% of fee in this schedule
Final Short Plat Filing Fee	\$2,352.00
Final Short Plat Filing Fee - Additional fee per lot	\$30.00
Final Short Plat Filing Fee with Minor Engineering Review	\$350.00
Final Short Plat Filing Fee with Minor Engineering Review - Additional fee per lot	\$30.00
Final Binding Site Plan	\$3,075.00
Final Binding Site Plan - fee per additional acre	\$30.00
Boundary Line Adjustment Filing Fee	\$384.00
Street Name Change	\$2,589.00
Use of Planning Staff Not Covered by Plat Fees	\$119.00
Concurrency Inquiry Application	\$208.00
<b>Zoning</b>	
Staff Preparation of Notification Map and Associated Documents	\$215.00
Type I Application	\$1,124.00
Type II Application	\$4,478.00
Type II Application - per additional acre	\$62.10
Type II Application with Minor Engineering Review	\$1,124.00
Type III Application	\$4,752.00
Type III Application - per additional acre	\$223.00
Site Plan Review and/or Modification	\$844.00
Site Plan Review and/or Modification - per additional 10 acres	\$570.00
Planned Unit Development (PUD) Bonus Density	\$912.00
Final PUD	\$3,412.00
Temporary Use Permit	\$699.00
Floodplain Development Permit	\$1,180.00
Floodplain Development Permit -per additional acre	\$57.00
Formal Written Interpretation of Zoning Code	\$753.00
Public Hearing for Other Matters	\$1,962.00
Use of Planning Staff Not Covered by Above Fees - Hourly	\$119.00
Zoning Verification Letter	\$119.00
<b>Design Review</b>	
Design Review by Urban Design Staff	\$600.00
Design Review by Design Review Board	\$1,275.00
<b>Comprehensive Plan and Land Use Code Amendments</b>	
Threshold Review Fee	\$500.00
Comp Plan, Map, Text, or other Land Use Code Amendment - Base	\$7,000.00
Comp Plan, Map, Text, or other Land Use Code Amendment - Variable per additional 10 acres	\$1,075.00
Use of Planning Staff Not Covered by Above Fees	\$119.00
Formal Written Interpretation of Comp Plan	\$1,075.00
<b>Short Term Rental License Fee</b>	
Registration for STR - Residential Zone - Application	\$200.00
Registration for STR - Residential Zone - Renewal	\$100.00

Registration for STR - Other Zone - Application	\$300.00
Registration for STR - Other Zone - Renewal	\$150.00

**PURPOSE OF AMENDMENT:** This amendment (1) adds recitals to explain the need for an emergency ordinance; (2) makes technical changes to the wording of ordinance regarding incorporation of the new Development Fee Schedule into the SMC,(3) revises SMC to clarify that only buildings actually listed on the historic register may have fees waived, (4) corrects a formatting error in the existing code, and (5) converts the ordinance to an emergency ordinance to ensure an effective date that coincides with “go-live” date of the permitting platform.

**Strike the entirety of the ordinance and substitute the following in its place:**

ORDINANCE NO C36824

An Ordinance relating to fees and charges, amending Section 08.02.010 and Chapter 08.02 of the Spokane Municipal Code and the associated Development Fee Schedule, and declaring an emergency.

WHEREAS, the City’s Development Services Center regularly updates the permitting fee schedule in Chapter 08.02 of the Spokane Municipal Code, pursuant to Section 08.02.012; and

WHEREAS, the Development Services Center was planning an effective date for the new fee rates on February 23, 2026, to coincide with a planned poll-out of a public development fee schedule platform; and

WHEREAS, City staff first proposed a revised fee schedule for 2026 on December 8, 2025, at the City Council’s urban experience committee, in the expectation that approval by the Council would occur well in advance of February 23, 2026 “go-live” date; and

WHEREAS, the development Fee Schedule is adopted by the City Council via ordinance; and

WHEREAS, pursuant to section 01.01.080 of the Spokane Municipal Code and Sections 16 and 19 of Spokane City Charter, no ordinance is effective until 30 days after approval by the Mayor unless adopted as an emergency ordinance; and

WHEREAS, the 2025 holiday schedule resulted in cancellation of three council meetings in December and January, preventing adoption of this ordinance in time to become effective before planned implementation of the new fees, and thus the normal course of legislative procedures of the City cannot timely adopt a new Development Fee Schedule without causing or exacerbating harm to the community or government functions; and

WHEREAS, the adoption of this ordinance is necessary for the immediate preservation of the public peace, health, and safety of the residents and visitors of Spokane and shall become effective immediately upon passage upon the affirmative vote of five members of the City Council;

**NOW THEREFORE**, the City of Spokane does hereby ordain:

**Section 1.** That Article I, Section 08.02.010 of the Spokane Municipal Code is amended to read as follows:

**Section 08.02.010 General Provisions**

A. The City, by its fees, attempts to further the following principles:

1. Fees charged in connection with programs regulatory of private activities in the exercise of the police power shall be reasonably related to the costs and expenses of administering and enforcing the program.
2. While regulatory programs under the police power promote the general welfare of the community as a whole, the costs should, so far as reasonably possible, be borne by the persons whose activities voluntarily undertaken create the need for regulations.
3. Charges for municipal utility services should be designed to enable the utility to be self-supporting so that it operates neither at a loss requiring subsidy by the general fund, nor at a profit inuring to the benefit of the general fund. Rates should be based upon reasonable differences, including cost of service; location of customers; cost of maintenance, operation, repair and replacement of the various parts of the system; character of service furnished; quantity and quality of service; time of use; and capital contributions made to the system by way of assessments or otherwise.
4. Some charge should be made whenever the City allows private use of public facilities or forbears collection of money owed in recognition of the premise that the City holds its moneys and property as a public trustee.
5. When a person undertakes a renovation project of a building in the central business district which involves a building ~~((at least fifty years old and that is eligible for inclusion))~~ that is listed on the Spokane Register as an historic building, and when a project seeks to preserve and restore the historic value and character of said building; when the City further finds that the project confers a benefit of reasonably general character to a significant part of the public, the City may waive all of the street obstruction permit fees for the

project. A person may appeal the City's determination of a denial of the permit waiver to the hearing examiner.

~~((A person may appeal the City's determination of a denial of the permit waiver to the hearing examiner.))~~

B. Definitions.

For purposes of Chapter 08.02, the following terms shall have the meaning set forth herein unless a different meaning is expressly provided in the sections of this Chapter

1. "Amusement device" means a machine or device which provides recreation or entertainment, the outcome of which is determined to a material degree by the skill of the participant and for which a charge is made for use or play, including, without limitation, pool and billiard tables, shuffleboards, music machines, video games, pinball games, and riding devices; provided, however, that it does not mean or include any machine or device used exclusively for the vending of merchandise.
2. "Central business district" means properties located east of Cedar Street, west of Pine Street, north of Third Avenue, and south of the Spokane River.
3. "Entertainment facility" means any place of public accommodation in which amusement devices are offered or available for use or play, or in which music, dancing, or entertainment are offered or available and including teen clubs and all-ages venues.
4. "Development Fee Schedule" means that schedule of fees updated annually by resolution pursuant to Section 08.02.012.

**Section 2.** That SMC Chapter 08.02 is amended to include the 2026 Development Fee Schedule, attached hereto.

**Section 3. Emergency Findings.** Pursuant to Section 01.01.080 of the Spokane Municipal Code, the City Council declares that an urgency and emergency exists such that this ordinance is needed for the immediate preservation of the public peace, health, or safety, and/or for the immediate support of City government and its existing public institutions, and that because of such need, this ordinance shall be effective immediately under Section 19 of the City Charter, upon the affirmative vote of five members of the City Council.

**Section 4: 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.

PASSED by the City Council on \_\_\_\_\_

\_\_\_\_\_

Council President

Attest:

Approved as to form:

\_\_\_\_\_

City Clerk

\_\_\_\_\_

Assistant City Attorney

\_\_\_\_\_

Mayor

\_\_\_\_\_

Date

\_\_\_\_\_

Effective Date

**Agenda Sheet for City Council:****Committee:** Public Safety **Date:** 12/01/2025**Committee Agenda type:** Discussion**Date Rec'd**

11/26/2025

**Clerk's File #**

ORD C36820

**Cross Ref #****Project #****Council Meeting Date:** 01/12/2026**Submitting Dept**

MAYOR

**Bid #****Contact Name/Phone**

ADAM 6779

**Requisition #****Contact E-Mail**

AMCDANIEL@SPOKANECITY.ORG

**Agenda Item Type**

First Reading Ordinance

**Council Sponsor(s)**

PDILLON ZZAPPONE

**Sponsoring at Administrators Request**

YES

**Lease?** NO**Grant Related?** NO**Public Works?** NO**Agenda Item Name**

ORDINANCE PROHIBITING THE SALE AND DISTRIBUTION OF KRATOM

**Agenda Wording**

An ordinance prohibiting the sale and distribution of kratom products in the city of Spokane; adopting a new Chapter 10.83 of the Spokane Municipal Code.

**Summary (Background)**

Kratom is a psychoactive plant containing alkaloids including mitragynine and 7-hydroxymitragynine (7-OH) at low levels that can have stimulant and opioid-like effects. The U.S. Food and Drug Administration (FDA) has warned consumers not to use products containing 7-hydroxymitragynine because of the risk of "serious adverse events, including liver toxicity, seizures, and substance use disorder (SUD)". The Washington Poison Center has seen a "vertical spike" in kratom-related calls, including more calls related to 7-hydroxymitragynine and children. Kratom products and synthetic products containing 7-hydroxymitragynine (7-OH) concentrate can be found at local gas stations, smoke shops, and convenience stores. This ordinance prohibits the sale and distribution of kratom products in the city of Spokane.

**What impacts would the proposal have 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?**

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

**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?**

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	N/A
<b>Funding Source Type</b>	Select
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	N/A
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	
<b>Dept Head</b>	MCDANIEL, ADAM
<b>Division Director</b>	
<b>Accounting Manager</b>	BUSTOS, KIM
<b>Legal</b>	HARRINGTON,
<b>For the Mayor</b>	PICCOLO, MIKE
<b>Distribution List</b>	

## ORDINANCE NO. C36820

An ordinance prohibiting the sale and distribution of kratom products in the city of Spokane; adopting a new Chapter 10.83 of the Spokane Municipal Code.

**WHEREAS**, kratom is a psychoactive plant containing alkaloids including mitragynine and 7-hydroxymitragynine (7-OH) at low levels that can have stimulant and opioid-like effects; and

**WHEREAS**, the U.S. Food and Drug Administration (FDA) has warned consumers not to use products containing 7-hydroxymitragynine because of the risk of “serious adverse events, including liver toxicity, seizures, and substance use disorder (SUD)”; and

**WHEREAS**, the University of Washington Addictions, Drug & Alcohol Institute reports 7-hydroxymitragynine (7-OH) as an emerging drug with a higher risk of overdose and use disorder than kratom; and

**WHEREAS**, the FDA reports kratom-related substance use disorder where individuals have cravings for kratom, use kratom for longer or more than intended, and experience withdrawal symptoms when kratom use is stopped; and

**WHEREAS**, the Washington Poison Center has seen a “vertical spike” in kratom-related calls, including more calls related to 7-hydroxymitragynine and children; and

**WHEREAS**, kratom products and synthetic products containing 7-hydroxymitragynine (7-OH) concentrate can be found online and at local gas stations, smoke shops, and convenience stores; and

**WHEREAS**, the sale and distribution of kratom products have been regulated or prohibited in many states and municipalities, but are not yet regulated in Washington state; and

**WHEREAS**, based on the public health data, prohibiting the sale and distribution of kratom products containing 7-hydroxymitragynine until regulated by the state or federal government may reduce the risk of accidental overdose, substance misuse, and long-term health impacts, and protect the public health, safety, and welfare of residents and visitors to Spokane.

**NOW, THEREFORE**, the City of Spokane does ordain:

**Section 1.** There is enacted a new chapter 10.83 to Title 10 of the Spokane Municipal Code to read as follows:

Chapter 10.83      Sale or Distribution of Kratom Products Prohibited

- 10.83.010 Purpose and Intent
- 10.83.020 Definitions
- 10.83.030 Prohibition on Sale or Distribution of Kratom Products
- 10.83.040 Sunset Upon State or Federal Regulation

**Section 10.83.010 Purpose and Intent**

It is the purpose and intent of this ordinance to protect the public health and safety of Spokane residents by prohibiting the sale and distribution of kratom (*Mitragyna speciosa*) products to all individuals, including any products containing 7-hydroxymitragynine, mitragynine, or an extract, synthetic alkaloid, or synthetically derived compound.

**Section 10.83.020 Definitions**

Term	Definition
Distribute	Distribute means to furnish, give away, exchange, transfer, deliver or supply, whether or not for monetary gain.
Kratom Product	Kratom product means any kratom analogue, food product, food ingredient, dietary ingredient, dietary supplement, or beverage intended for human consumption which contains any part of the leaf of the plant <i>Mitragyna speciosa</i> or an extract, synthetic alkaloid, or synthetically derived compound of such plant and is manufactured as a powder, capsule, pill, beverage, or other edible form.
Kratom Retailer	Kratom retailer means any person that sells or distributes kratom products or that advertises, represents, or holds itself out as selling or maintaining kratom products within the city of Spokane.

**Section 10.83.030 Prohibition on Sale or Distribution of Kratom Products**

- A. A person shall not distribute, sell, or permit to be sold a kratom product to any person.
- B. Any person violating this section shall be guilty of a civil infraction and shall be subject to the escalating penalties and repeat offender provisions prescribed in [SMC 01.05.151](#).

C. Any kratom retailer found guilty of violating this section may have its business license revoked or denied under the procedures prescribed in [SMC 08.01.321](#).

**Section 10.83.040 Sunset Upon State or Federal Regulation**

This chapter shall be effective until preempted by the State of Washington or the federal government.

**Section 2. 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 3. 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.

PASSED by the City Council on \_\_\_\_\_

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date





# **7-Hydroxymitragynine (7-OH):** An Assessment of the Scientific Data and Toxicological Concerns Around an Emerging Opioid Threat

# **7-Hydroxymitragynine (7-OH):**

## **An Assessment of the Scientific Data and Toxicological Concerns Around an Emerging Opioid Threat**



## **FDA Center for Drug Evaluation and Research**

### **Authors**

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### **Acknowledgments**

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## EXECUTIVE SUMMARY

Recent reports indicate increased availability and marketing of 7-hydroxymitragynine (7-OH) in the U.S., raising public health concerns due to its pharmacology. This report provides an overview on the chemical, pharmacological, and epidemiological data on 7-OH. It focuses on the characterization of 7-OH-containing products in the marketplace, the evidence of increasing human exposures, and the extensive body of preclinical studies in the scientific literature that indicate the predominant mu opioid agonist pharmacology of 7-OH. These data sources indicate that 7-OH is a potent opioid that poses an emerging public health threat, especially when considering the increasing availability of enhanced or concentrated 7-OH products in the marketplace.

7-OH is a naturally occurring substance in the kratom plant (*Mitragyna speciosa*), but only a minor constituent that comprises less than 2% of the total alkaloid content in natural kratom leaves. However, 7-OH demonstrates substantially greater mu-opioid receptor potency than kratom's primary alkaloid constituent mitragynine, as well as other classical opioids such as morphine. In vitro studies reveal 7-OH exhibits high binding affinity for mu-opioid receptors ( $K_i = 7.2-70$  nM), with functional activity as a mu agonist. Animal behavioral studies demonstrate its rewarding effects from self-administration and conditioned place preference methods, consistent with its opioid properties. Critically, 7-OH produces respiratory depression, physical dependence, and withdrawal symptoms characteristic of classical opioids, such as morphine, fentanyl, oxycodone, and hydrocodone.

Recently, there has been a concerning proliferation of concentrated 7-OH products that are sold over the counter and online. The enhanced amount of 7-OH in these products is likely synthetically derived through oxidate chemical conversion of mitragynine isolates or kratom extracts. Given the trace amounts of 7-OH that are naturally present in kratom, direct extraction of 7-OH from plant material would simply be unfeasible economically.

Surveillance data from multiple sources, including America's Poison Centers National Poison Data System (NPDS), Drug Enforcement Administration toxicology testing programs, and social media monitoring, suggest increasing human exposure to these concentrated 7-OH products. Clinical presentations include euphoria, sedation, respiratory depression, and opioid-like withdrawal syndromes, with users acknowledging its significant addiction potential.

The pharmacological profile, abuse liability, and emerging patterns of non-medical use establish 7-OH as a dangerous substance. Current regulatory gaps have enabled widespread availability of these products despite their opioid-like properties and necessitate immediate policy intervention to address this emerging threat to American public health.

## INTRODUCTION

### The Context for 7-OH Concerns

7-Hydroxymitragynine (7-OH) is a component of the plant kratom (*Mitragyna speciosa*), a tropical evergreen tree in the Rubiaceae family that grows in the wetlands of Southeast Asia (Brown et al., 2017). Kratom leaves contain over 50 alkaloids, with mitragynine and 7-OH being the primary psychoactive constituents (Warner et al., 2016). Its leaves, consumed as a tea or in dry leaf form, have been used for centuries in both medicinal and recreational settings, largely due to the properties of its alkaloids mitragynine and 7-OH. Typically, 7-OH occurs in botanical kratom in amounts no more than ~.01-.04 percent by dry weight (Heywood et al., 2024). Medicinally, kratom has been used to treat headaches, diarrhea, insomnia, anxiety, opioid use withdrawal, and more, while in recreational use cases, it has been associated with feelings of euphoria (Hill et al., 2025). Currently, there are no FDA-approved drugs containing kratom or kratom-derived drug substances such as 7-OH for any therapeutic indications.

Kratom products have grown in popularity since the mid-2000's; however, kratom, mitragynine, and 7-OH have faced regulatory scrutiny in the United States due to concerns about their safety and potential for abuse. None of these substances are lawful when added to conventional foods, as dietary supplements, or as ingredients in any FDA-approved drug, and yet, these substances are still sold in various markets. At the state level, some jurisdictions have implemented restrictions on their sale and use. Until now, 7-OH has not been the sole target of a regulatory response but has always been addressed alongside the kratom plant and mitragynine.

FDA issued its first import alert for kratom in 2012. At the time, kratom was being marketed in various forms for human consumption despite a lack of approved drug uses or established safety as a dietary ingredient. In the years since, additional import alerts have been issued by the Agency. The Drug Enforcement Administration (DEA) and the Department of Health and Human Services (HHS) had given consideration to kratom, as well as its constituents, mitragynine and 7-OH, to determine whether these substances should be recommended for control under the Controlled Substances Act (CSA). Those actions were ultimately suspended in 2018, with the Assistant Secretary for Health at that time stating that the science was incomplete, and the available data were not adequate to support a recommendation to control these substances under the CSA.

### Contemporary Outlook

Given the concerning trends with 7-OH and other kratom-related products, FDA has now determined that a more comprehensive assessment of available scientific and medical data on 7-OH is warranted. Many of the products available today, which are often associated with or advertised as kratom, no longer resemble botanical kratom. Instead, they contain “enhanced” or concentrated amounts of 7-OH and are formulated as powders, capsules, and liquid extracts designed to generate a stronger effect on users. Other products are explicitly advertised as 7-OH-containing products. One analysis of websites selling 7-OH products found that most (82.2 %) were formulated as chewable/sublingual tablets, shots, or gummies and marketed specifically as 7-OH only products (92%). The mean cost per recommended dose/serving was \$3.97 (Hill et al., 2025).

As described below, research has shown that 7-OH is a potent mu-opioid receptor agonist, demonstrating pharmacological characteristics that define classical opioids like morphine and fentanyl. Based on its opioid pharmacology, there is significant potential for abuse of 7-OH. In fact, in various preclinical studies it has demonstrated greater potency than classical opioids. For example, 7-OH produces respiratory depression with more than 3-fold greater potency than morphine. Since the substance's therapeutic and psychoactive effects are mediated through the same mu-opioid receptor pathways as classical opioids, it can be considered to have opioid properties warranting similar regulatory consideration (Hill et al., 2025; Obeng et al., 2021).

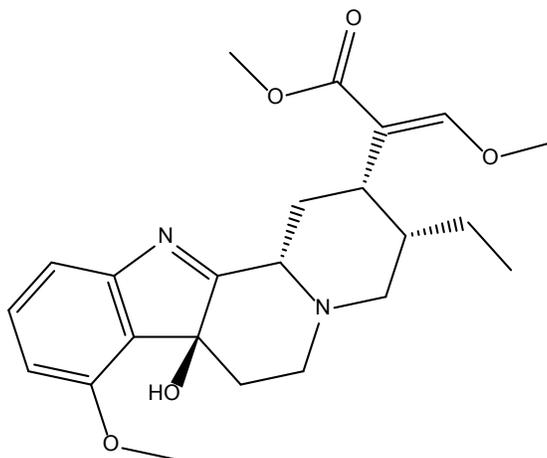
In this report, FDA presents its new assessment of the available scientific data and literature on 7-OH, as well as more recent law enforcement data and the rapidly evolving trends in kratom-related products. FDA still has concerns about the safety of kratom products more broadly and the unlawful marketing of them under several regulated product categories in the Federal Food, Drug, and Cosmetic Act. However, there is a recognized need for more immediate action to address 7-OH because it is a substance with potent mu opioid agonist properties and significant abuse liability.

## ANALYSIS OF DATA ON 7-HYDROXYMITRAGYNE (7-OH)

### 7-OH Sources and Products vs. Kratom

The alkaloid 7-hydroxymitragynine (7-OH) is a naturally occurring substance in the kratom plant (*Mitragyna speciosa*), but only a minor constituent, described as early as 1994, when it was reported to comprise about 1.6% of the total alkaloid content of kratom leaves (Ponglux et al., 1994). This early reported value is in agreement with more recent assessments that have consistently demonstrated 7-OH as comprising less than 2% of the total alkaloid content in natural kratom as noted below.

7-OH has the chemical structure shown in Figure 1. Its IUPAC name is methyl (E)-2-[(2S,3S,7aS,12bS)-3-ethyl-7a-hydroxy-8-methoxy-2,3,4,6,7,12b-hexahydro-1H-indolo[2,3-a]quinolizin-2-yl]-3-methoxyprop-2-enoate, and it has the molecular formula  $C_{23}H_{30}N_2O_5$ , with a molecular weight of 414.40 amu.



**Figure 1. 7-Hydroxymitragynine Chemical Structure**

Although details are not well-known, 7-OH is present in some products in amounts far exceeding its natural levels in the kratom plant. The 7-OH in these products is likely derived from the kratom plant. These 7-OH-enhanced products likely involve additional chemical synthetic steps by the producers of these products, converting the more abundant plant alkaloid mitragynine into 7-OH via chemical oxidation.

Data are available regarding 7-OH as a percentage of the total alkaloid content in kratom, and also as a percentage of dried botanical kratom leaf material and other kratom-derived products in the U.S. marketplace. One recent review reports 7-OH as comprising 2% of the total alkaloid content in kratom (Hossain et al., 2023) and this result can be extended to samples of kratom grown in the U.S. (Leon et al., 2009). In another analysis of 13 commercial products purported to contain kratom, the 7-OH content by weight ranged from 0.01-0.04% (Kikura-Hanajiri et al., 2009) a finding in agreement with others that have reported 7-OH to account for less than 0.05% by weight, substantially lower than reported mitragynine amounts (Kruegel et al., 2019). A more

recent study used ecological momentary assessment to evaluate the motivations and patterns of use of adult U.S. kratom consumers (Smith, Panlilio, Feldman, et al., 2024; Smith, Panlilio, Sharma, et al., 2024). As part of the study, subjects provided samples for quantitative testing of their own kratom products that they obtained and were self-administering. Across the 341 samples, the 7-OH content (expressed as a percentage by weight/weight or weight/volume, as indicated) ranged from below the limit of quantitation (< 0.005%) to a maximum of 0.21% with a mean of 0.01% (Sharma et al., 2025). These data suggest 7-OH is present in botanical kratom (i.e., leaf) at relatively low or trace amounts and may be a postharvest oxidative derivative of mitragynine (Karunakaran et al., 2024).

Common forms of kratom sold online include powders, capsules, resin extracts, crushed leaves, and tablets, although loose powder and prepared capsules have been reported to be the most frequently used formulations (Garcia-Romeu et al., 2020; Smith, Panlilio, et al., 2024). While kratom use characteristics are complicated by the diversity of products in the marketplace, survey studies have reported on consumption patterns. Garcia-Romeu collected data from regular kratom users and found that most users reported using 1-3g (49%) or 4-6g (33.4%) of botanical kratom per consumption (Garcia-Romeu et al., 2020). In other survey studies, the self-reported average consumption of kratom powder was 4-5 g per serving with serving sizes ranging between 2.6- 7.5 g (Rogers et al., 2024; Smith et al., 2022). When quantifying the amount of mitragynine consumed through the use of kratom, individuals self-reported consuming an average of 31.3 mg of mitragynine/serving and a range of 78.3 – 134.6 mg of mitragynine per day (Sharma et al., 2025).

Mitragynine, as the most abundant alkaloid in kratom, accounts for about 66% of the *total alkaloid content* of kratom and less than 2% of dried leaf content *by weight*, although there are reports of regional and seasonal variability in the tree's alkaloid composition (Arndt et al., 2011; Leon et al., 2009; Sengnon et al., 2023). For example, Chear and colleagues collected fresh kratom leaves from different locations in Peninsular Malaysia and determined their alkaloid profiles. The mitragynine concentration ranged from 9.38 to 18.85 mg/g or 0.38% to 1.89% of dried leaf weight while the 7-OH concentration ranged from 0.05 to 0.15 mg/g or 0.005% to 0.015% (Chear et al., 2021).

Despite the low amounts of 7-OH in botanical kratom, there are reports of its more-enhanced presence in commercial kratom-related products (Grundmann et al., 2024), although some products have been identified in reports from nearly a decade ago. For example, Lydecker and colleagues tested eight commercially available kratom products for their alkaloid content(s). In seven of the eight products tested, they found levels of 7-OH to be 109-509% higher than expected, based on naturally occurring levels of 7-OH reported in the kratom plant (Lydecker et al., 2016). More recently, the Tampa Bay Times purchased twenty kratom-derived products from local stores. One of those products consisted of pressed pills and contained 15 mg/pill of 7-OH, an amount far greater than observed in any botanical kratom preparation to date (Ogozalek, 2023). In addition to the verified amounts of 7-OH in the products obtained by Lydecker et al. and the Tampa Bay Times, other products *labeled and/or purported* to have high levels of 7-OH appear to be readily available for purchase online.

In summary, the low amounts of 7-OH in natural botanical kratom products is well-established as a percentage of alkaloid content, as a percentage of dried kratom leaf material, and in products representing other dosage forms made from natural kratom and consistent with its natural

composition. However, there are also a concerning and increasing number of products being sold that have unexpectedly and unnaturally high levels of 7-OH. This poses a threat to public health that is more clearly understood based on the pharmacological properties and effects of 7-OH, discussed in the preclinical data section below, and also in the limited information available on known patterns of human use and resulting harms discussed below. These sections will present and discuss the evidence in the available data that establishes the mu opioid agonist pharmacology associated with 7-OH in particular.

## **Patterns of 7-OH Use, Human Exposures, and Law Enforcement Data**

There are several sources of information to characterize the current patterns of 7-OH use and the resulting harms to individuals who knowingly or unknowingly are exposed to 7-OH at significant doses from 7-OH-enhanced products, as described in the subsections below.

### **National Drug Early Warning System (NDEWS)**

The National Drug Early Warning System (NDEWS) provides real-time surveillance from sentinel sites across U.S. to detect early signals of potential drug epidemics using novel (e.g., street reporting, web monitoring) and traditional data sources (e.g., OD deaths, treatment admissions).

NDEWS analyzed Reddit posts mentioning 7-OH during January to September 2024 and found that posts increased over this time. These posts are broad and can vary in content but have included warnings from Reddit users about respiratory depression, potency, dependence and long-lasting withdrawal (NDEWS, 2024).

### **Social Media**

A variety of social media outlets were assessed for mentions and/or discussions of 7-OH. Websites included:

- erowid.org - a member-supported organization providing access to information about psychoactive plants, chemicals, and related issues;
- bluelight.org - an international message board that educates the public about responsible drug use by promoting free discussion, advocating harm reduction, and attempting to eliminate misinformation;
- reddit.com - online forum that functions as a vast collection of user-driven communities, known as sub-Reddits, each centered around specific topics.

It is important to note that all considerations of these social media sources are, at best, anecdotal in considering the risks and abuse potential associated with 7-OH products. However, it is clear that there is fairly widespread understanding of the availability of products specifically targeting high levels of the substance 7-OH, distinct from kratom products generally. In analyzing these social media posts, some relevant themes have been identified and include mention of the following: euphoria and an opioid-like “buzz”/high as motivation for consuming 7-OH; availability of “candy-like” formulations which users acknowledge as having a risk of overconsumption to their own detriment; perceptions of therapeutic value of 7-OH in self-treating pain and anxiety; concerns over loss of access to these products if they were to be banned; acknowledgement that use of these products could lead to overdose and serious

outcomes including death; and acknowledgement that use could lead to addiction and has caused users to experience withdrawal symptomology much like that produced by other commonly abused opioids.

### **Drug Enforcement Administration Toxicology Testing Program (DEA TOX)**

The Drug Enforcement Administration Toxicology Testing program (DEA TOX) conducts analyses of voluntarily submitted leftover or previously collected biological samples from drug overdose victims to identify novel psychoactive substances (NPS) and other drugs of abuse in subjects with fatal and nonfatal overdose. The DEA TOX database was queried for reports of mitragynine, 7-OH, or mitragynine pseudoindoxyl from 2019-2025. A total of 103 cases, some fatal and some non-fatal, were identified in this selected sample; this database does not include all overdose cases, and the number of samples voluntarily submitted for analysis may vary year to year based on unknown factors.

It is notable that the utility of the DEA TOX data is limited because it generally cannot be discerned whether deaths are related to mitragynine, 7-OH, or mitragynine pseudoindoxyl, or some combination thereof. In addition, although 7-OH and mitragynine pseudoindoxyl are not typically found in appreciable amounts in fresh kratom leaves (Hill et al., 2025), both are metabolites of mitragynine, complicating forensic assessments of causality (Kamble et al., 2020). These are significant limitations in making inferences from these data; however, the number of fatal overdose cases in which one or more of these substances were detected for 2023 to 2025 are approximately three-fold higher than for the years 2019 through 2022, coinciding with the more recent entry of more-concerning kratom-related products in the marketplace, such as 7-OH.

### **Human Exposures in Pharmacokinetic Studies**

Pharmacokinetic (PK) data for 7-OH are sparse, as to our knowledge, no clinical studies have been performed using isolated or purified 7-OH. Nonetheless, there are 7-OH PK data derived from a small number of studies using botanical kratom. Most available clinical PK data for 7-OH are variable, which may be for several reasons such as genetic differences in kratom plants, different formulations (e.g., teas, capsules, etc.), and methods of analysis. Much of the data is also from non-controlled studies making it difficult to interpret the results. Huestis and colleagues conducted a randomized, between-subject, double-blind, placebo-controlled dose escalation study of 500-4000 mg encapsulated dried kratom leaf powder corresponding to mitragynine doses of 6.65-53.2 mg. Twelve subjects enrolled in the study (n=12). Blood plasma levels of mitragynine and 7-OH were assessed after a single dose, and then again after 15 days of continuous dosing. According to the study authors, peak plasma levels of 7-OH (i.e.,  $C_{max}$  values) and exposure (i.e., area under the curve, (AUC)) were lower than mitragynine but increased in a dose proportional manner and ranged from 3.6 to 22.7 ng/mL while the time to peak plasma levels (i.e.,  $T_{max}$  values) ranged from 1.2 – 1.8 h. The half-life of 7-OH increased with increasing dose and ranged from a mean of 1.7 to 4.7 hours. During the multiple dose phase of the study, 7-OH steady state was reached in about 7 days (Huestis et al., 2024).

In another study examining the PK properties of 7-OH, sixteen healthy subjects (n=16) received kratom tea containing 23.6 mg of mitragynine. Subjects were administered tea in two sessions: once with tea alone, and in a second session following pretreatment with itraconazole, a

CYP3A4 inhibitor. The 7-OH  $C_{max}$  was  $12.81 \pm 3.39$  ng/mL which occurred 1.7 h after administration ( $T_{max}$ ). In the second session after pretreatment with itraconazole (200 mg), the  $C_{max}$  decreased 56% with a concomitant 43% decrease in AUC. These data describe the PK of 7-OH and demonstrate that the metabolism of mitragynine to 7-OH is heavily dependent on CYP3A4 (Mongar et al., 2024).

Tanna et. al., assessed the PK of a single orally administered dose of kratom (2 g), in the form of a tea, to healthy adult subjects ( $n = 5$  completers). According to the authors, there were only trace amounts of 7-OH ( $< LOQ$ ) in the starting product, therefore, the assumption was made that 7-OH was generated from the metabolism of mitragynine *in vivo*. The authors identified a PK difference between enantiomers of kratom alkaloids in either the 3S or 3R configuration. 7-OH has a 3S configuration which, according to the authors, leads to a shorter  $T_{max}$ , lower exposure (AUC), longer terminal half-life, and a higher volume of distribution during the terminal phase compared to the 3R alkaloids. Measured 7-OH in plasma samples demonstrated that 7-OH had a  $C_{max} = 16.1$  nM,  $T_{max} = 1$ h, half-life = 5.67h, and an  $AUC_{0-120h} = 103$ nM x h.(Tanna et al., 2022).

## **Epidemiological Data Sources**

### ***Limitations with the Epidemiological Data Sources***

Because 7-OH appears to be a novel, emerging public health threat, the ability of public health surveillance systems to monitor 7-OH specific risks may be limited. For example, large national surveys such as the National Survey on Drug Use and Health include questions about use of kratom, but not 7-OH. Additionally, there may be a lack of awareness among consumers of kratom-related products that they are obtaining 7-OH enhanced products, and thus use of 7-OH would likely be underreported in data collected using self-report. Many forensic laboratories test for mitragynine as a marker of kratom use. In these cases, 7-OH overdose cases and fatalities may incorrectly be classified as kratom and/or mitragynine-related (Smith, Boyer, et al., 2024). Furthermore, toxicology reports documenting presence of 7-OH are difficult to interpret, because 7-OH is a known metabolite of mitragynine in humans. All of these issues complicate the real-world assessment of risks associated with use of 7-OH containing products as distinct from risks associated with kratom and other mitragynine-containing products.

### ***FDA's Adverse Event Reporting System***

Although FDA's Adverse Event Reporting System (FAERS) has documented cases reporting adverse events (13 cases, including 2 deaths) suspected to involve 7-OH, ambiguity about the contributory role of 7-OH from uncharacterized products or concomitant medications and underlying disease limits interpretation. Therefore, we do not include further analysis of these FAERS cases here.

**America’s Poison Centers, National Poison Data System**

National Poison Data System (NPDS) receives near real-time data from the nation’s poison centers (PC), providing information and assistance to callers on exposures to prescription drugs, over-the-counter medications, unapproved products, and other substances. PC healthcare professionals systematically follow up on exposure cases to document medical and clinical effects. Quality control measures are used to ensure data accuracy and completeness. Notably, 7-OH specific NPDS codes were only recently added (Feb-May 2025), and therefore the NPDS reporting period is limited to 2/1/2025-4/30/2025. As shown below, there were a total of 53 exposure cases involving 7-OH during this time period, the majority of which involved abuse-related reasons for use (i.e., “intentional abuse”). Most single-substance 7-OH exposure cases resulted in minor or moderate clinical outcomes, with several documented has having major clinical outcomes.

**Table 1. National Poison Data System Closed Human Exposure Cases\*, 2/1/2025-4/30/2025**

	Number of exposure cases**	Number of abuse cases**	Single substance exposure cases	Single substance abuse cases
Total cases involving 7-OH	53	24	37	16
Reason				
Adverse drug reaction	4		2	
Intentional- abuse	24		16	
Intentional- misuse	4		3	
Intentional - Suspected suicide	2		0	
Other – Withdrawal	8		6	
Unintentional – general	4		4	
Unintentional- misuse	1		1	
Unintentional therapeutic error	4		3	
Unknown reason	2		2	
Related clinical outcomes				
Minor			6	3
Moderate			13	6
Major			3	1
Not followed, minimal clinical effects possible			5	3
Unable to follow, judged as potentially toxic exposure			1	0
Age				
<18 years	6	1	5	0
≥ 18 years	46	23	32	16
Unknown age	1	0	0	0
*Excludes cases classified as 'confirmed non-exposure'				
**Cases may involve other substances, besides 7-OH				
Related clinical outcomes include cases with clinical effects deemed “related” to exposure based on timing, severity, and assessment of clinical effects by Poison Center Specialists. Definitions available from America’s Poison Centers: NPDS Full Report 2023. Page 235.				

Note: This analysis used the case listing data in NPDS to identify and characterize cases documented as involving 7-OH. As of July 2025, an in-depth review NPDS case narrative data was ongoing; this further review may yield different numbers from those presented here.

## **Summary of Epidemiological Data and 7-OH Concerns**

Available surveillance data indicate that abuse of 7-OH is occurring and is associated with serious harms; however, as noted previously, it is difficult to quantify the public health burden because surveillance systems do not provide estimates for the prevalence of 7-OH use and are only beginning to track the specific involvement of 7-OH enhanced products in exposure cases and overdoses. The current epidemiologic data on 7-OH exposures often lack sufficient detail to distinguish with confidence involvement of botanical kratom products from 7-OH enhanced products.

## **Preclinical Data Characterizing 7-OH Pharmacology**

Although there are limited data from human studies to characterize effects of 7-OH in humans, as noted above, there is a large body of in vitro and animal studies that provide extensive evidence of 7-OH as a potent mu opioid agonist, as described in below subsections.

### **In Vitro Data**

#### **Receptor Binding Studies**

7-OH has been shown to have affinity and activity at mu opioid receptors. In a study using human embryonic kidney (HEK) cells with cloned, human opioid receptors, 7-OH demonstrated high affinity for the mu opioid receptor ( $K_i = 47 \text{ nM}$ ) relative to kappa ( $K_i = 188 \text{ nM}$ ) and delta opioid receptors ( $K_i = 219 \text{ nM}$ ) (Kruegel et al., 2016). In a second study using HEK 293 cells expressing human mu and other opioid receptors, 7-OH demonstrated high affinity for mu opioid receptors ( $K_i = 16 \pm 1 \text{ nM}$ ) and its affinity was greater than mitragynine ( $K_i = 238 \pm 28 \text{ nM}$ ) and lower than morphine ( $K_i = 1.50 \pm 0.04 \text{ nM}$ ) (Todd et al., 2020). Using an in vitro radioligand binding assay with CHO cells expressing murine-derived opioid receptors, 7-OH demonstrated relatively high affinity for mu-opioid receptors ( $K_i = 37 \pm 4 \text{ nM}$ ), relative to mitragynine ( $K_i = 230 \pm 47 \text{ nM}$ ), although its affinity was lower than morphine ( $K_i = 4.6 \pm 1.8 \text{ nM}$ ) (Varadi et al., 2016). Other studies conducted using whole brain homogenates of guinea pig brain tissue have also demonstrated that 7-OH has high affinity at mu opioid receptors ( $K_i = 8.0 \text{ nM}$ ) relative to kappa ( $K_i = 6.7 \text{ nM}$ ) and delta opioid receptors ( $K_i = 6.8 \text{ nM}$ ) (Matsumoto et al., 2004). Obeng and colleagues evaluated the binding affinity of 7-OH using human recombinant HEK 293 cells expressing mu opioid receptors. Their results are in agreement with the data presented above where the authors found that 7-OH binds with high affinity ( $K_i = 7.2 \text{ nM}$ ) to mu opioid receptors relative to delta ( $K_i = 236 \text{ nM}$ ) and kappa ( $K_i = 74.1 \text{ nM}$ ) receptor subtypes (Obeng et al., 2020). A number of additional binding studies are in keeping with the data described above, demonstrating the affinity of 7-OH for mu opioid receptors across a variety of binding assays (Chakraborty et al., 2021; Matsumoto et al., 2008; Obeng et al., 2021; Takayama et al., 2002).

The results of the receptor binding studies with 7-OH are in keeping with *in silico* receptor binding models that suggest 7-OH has high affinity for the mu opioid receptor. The *in silico* modeling results were subsequently confirmed with a radioligand binding assay where 7-OH demonstrated high affinity for cloned, human mu opioid receptors ( $K_i = 70 \text{ nM}$ ). (Ellis et al.,

2020). Collectively, the available receptor binding data demonstrate the affinity and binding of 7-OH to mu opioid receptors.

### **Functional Studies**

Many of the studies referenced above performed additional assessments of 7-OH to determine its functional activity after binding (i.e., agonist or antagonist effects). These studies have consistently demonstrated that 7-OH produces mu-opioid agonist effects. For example, Kruegel and colleagues examined the functional activity of 7-OH and mitragynine in HEK cells expressing opioid receptors using a bioluminescence resonance energy transfer (BRET) assay. Both mitragynine and 7-OH functioned as partial agonists, producing Emax values of 34% and 47% respectively and EC<sub>50</sub> values of 339 ± 178 nM and 34.5 ± 4.5 nM (Kruegel et al., 2016). Activation of the mu opioid receptor pathway was also investigated using forskolin-stimulated cyclic adenosine monophosphate (cAMP) accumulation in Chinese Hamster Ovary (CHO) cells expressing mu opioid receptors. In this assay, 7-OH produced a maximal activation (Emax) of 85.9%, a value similar to that produced by the positive control comparators DAMGO (86.2%) and morphine (86.9%). These data suggest 7-OH acts a full mu opioid agonist (Todd et al., 2020). Similarly, Matsumoto and colleagues concluded that 7-OH was “found to have an opioid agonist property on μ- and/or κ-opioid receptors” based on its ability to inhibit contraction of isolated guinea pig ileum. In this assay, 7-OH displayed approximately 13-fold greater potency than morphine and 46-fold greater potency than mitragynine. The inhibition was reversed by naloxone, suggesting the effects are mediated via mu opioid receptors (Matsumoto et al., 2004). Other functional assays produced results that are aligned with Matsumoto and colleagues. For example, using a cAMP mobilization assay as a measure of functional effects, 7-OH acted as a full agonist with an EC<sub>50</sub> of 7.6 nM, and was more potent than mitragynine (EC<sub>50</sub> 307.5 nM) (Obeng et al., 2020). Likewise, when evaluating the agonist activity of 7-OH in an electrically stimulated guinea pig ileum, 7-OH acted as a full agonist and was more potent than morphine (Takayama et al., 2002). Finally, using a [<sup>35</sup>S] GTPγS functional assay, 7-OH produced an Emax of 77% with an EC<sub>50</sub> of 53.4 nM, further demonstrating its agonist effects (Varadi et al., 2016).

### **Animal Data on Behavioral and Physiological Effects**

#### **Conditioned Place Preference**

Conditioned place preference (CPP) is a commonly utilized animal model to study the rewarding effects of drugs. In this paradigm, an animal is conditioned to associate a particular environment with a drug treatment, and an alternative environment with a non-drug condition. After repeated sessions, the animal is then observed under non-drug conditions to determine which environment the animal prefers. CPP is established if the animal spends more time in the drug-paired compartment vs. the vehicle-paired compartment (Mombelli, 2022; Prus et al., 2009). Many drugs of abuse produce CPP, though notably, it is not a direct measure of reinforcing effects.

Using the CPP paradigm, several studies have demonstrated the ability of 7-OH to produce rewarding effects and that it does so more potently than morphine. Gutridge and colleagues employed C57BL/6 mice and demonstrated the development of CPP after 3 mg/kg 7-OH. CPP was observed after both doses although 7-OH required more sessions (4 sessions) whereas morphine (6 mg/kg) was able to establish CPP in two sessions (Gutridge et al., 2020). Similarly,

other studies have demonstrated the ability of 7-OH (2 mg/kg) to produce CPP, and that it does so with greater potency than morphine (Matsumoto et al., 2008).

### ***Drug Discrimination***

Drug discrimination is an experimental method in which animals identify whether a test drug produces interoceptive effects similar to those produced by a drug to which the animals are trained to differentiate from placebo, and which has known pharmacological properties. If the known drug is one with abuse potential, drug discrimination methods can be used to predict if a test drug will have abuse potential in humans (Balster & Bigelow, 2003; Solinas et al., 2006).

For abuse assessment purposes, an animal is trained to press one bar when it receives a known drug of abuse (the training drug) and another bar when it receives placebo. A challenge session with the test drug determines which of the two bars the animal presses more often as an indicator of whether the test drug is more like the known drug of abuse or more like placebo. A test drug is said to have “full generalization” to the training drug when the test drug produces bar pressing >80% on the bar associated with the training drug (Ator & Griffiths, 2003; Swedberg, 2016; Walker, 2018; Young, 2009). A test drug that generalizes to a known drug of abuse will likely be abused by humans (Balster and Bigelow, 2003).

Male Sprague Dawley rats were trained to discriminate morphine (5.0 mg/kg i.p.) from saline using a 30 min pretreatment time and FR10 schedule of reinforcement. After successful training, substitution tests with 7-OH (0.3, 1.0 and 3.0 mg/kg) were performed. The highest dose of 7-OH (3.0 mg/kg) produced complete substitution for the morphine stimulus cue. Moreover, pretreatment with naloxone significantly reversed the 7-OH substitution and resulted in saline-like responding. Notably, in this study, 7-OH was more potent than morphine (Harun et al., 2015).

In a second study, the discriminative stimulus effects of 7-OH were examined in separate groups of rats trained to discriminate either morphine (3.2 mg/kg i.p., 15 min pretreatment) or mitragynine (32 mg/kg i.p., 30 min pretreatment) from saline. After successful acquisition of discrimination training 7-OH was administered in substitution tests. 7-OH was administered i.p., with a 15 min pretreatment time in a dose range of 0.1-17.8 mg/kg. In the morphine-trained rats, 7-OH produced complete substitution at doses above 0.56 mg/kg, with the 1.0 mg/kg dose producing 100% drug-lever-appropriate responding and a resultant ED<sub>50</sub> of 0.28 mg/kg. Notably, the dose-response curve was shifted to the left, demonstrating an increased potency of 7-OH relative to morphine. In addition, pretreatment with 0.032 mg/kg naltrexone shifted the dose-response curve to the right suggesting substitution was mediated via mu-opioid receptors (Obeng et al., 2021). Taken together, the drug discrimination data demonstrate the ability of 7-OH to substitute and mimic the stimulus effects of morphine, and that 7-OH is more potent in doing so. These data are a strong indication that 7-OH produces subjective effects in humans that are similar to opioids, along with an associated abuse potential.

### ***Self-Administration***

Self-administration is a method that assesses whether a drug produces reinforcing effects that increase the likelihood of behavioral responses in order to obtain additional drug (i.e., whether an animal will press a lever for a drug injection). Drugs that are self-administered by animals are

likely to produce rewarding effects in humans, which is indicative of abuse potential. Generally, a good correlation exists between those drugs that are self-administered by animals and those that are abused by humans (Balster & Bigelow, 2003; Brady et al., 1987; Johanson & Schuster, 1981; Panlilio & Goldberg, 2007). It is notable that self-administration is a behavior that is produced by drugs that have been placed into every schedule of the CSA. Additionally, rates of self-administration for a particular drug will go up or down if the available drug dose or the work requirement (bar pressing for drug) is altered. Positive results from a self-administration study provide an abuse potential signal, suggesting that a drug has rewarding properties, but not necessarily that it produces more rewarding effects than another drug in humans.

7-OH produces reinforcing effects and is self-administered by rodents. In the study, rodents were trained to self-administer morphine (100 µg/infusion) and faded to 50 µg/infusion once stable responding was achieved. Thereafter, extinction sessions were performed to confirm acquisition of the self-administration training prior to substitution tests. Substitution tests were performed with 7-OH doses of 2.5, 5, 10 and 20 µg/infusion. In the substitution tests, 7-OH produced an inverted U-shaped curve and the number of infusions for 5 and 10 µg/infusion of 7-OH were significantly greater than vehicle, demonstrating the reinforcing effects of 7-OH (Hemby et al., 2019).

The self-administration of 7-OH was blocked by both a mu opioid antagonist (naloxonazine) and a delta opioid antagonist (naltrindole), suggesting its reinforcing effects are mediated via opioid receptors. In addition, peak morphine self-administration occurred at 50 µg/infusion while peak 7-OH infusions occurred at 5 µg/infusion, demonstrating a substantially increased potency of 7-OH relative to morphine.

There are some pharmacokinetic (PK) data available from animal studies involving the administration of isolated, i.e., single entity, 7-OH. Following a single oral dose (1 mg/kg 7-OH) to beagle dogs, absorption was rapid, with a peak plasma concentration (i.e.,  $C_{max}$ ) of  $56 \pm 1.6$  ng/mL 15 minutes post-dose. The elimination half-life was slower, producing a mean of  $3.6 \pm 0.5$  h. No AEs were observed, and no abnormal laboratory findings were reported (Maxwell et al., 2021). In adult male and female mice, the PK parameters of 7-OH were investigated after a single oral dose of 50 mg/kg 7-OH. The tissue distribution of 7-OH was observed in descending order: liver > kidney > spleen > lung > brain. Plasma  $C_{max}$  values were 0.6 and 0.9 µg/mL in males and females with a  $T_{max}$  value of 0.5 hr. Area under the curve (AUC) values over 48 hours ( $AUC_{0-48}$  hr\* µg/mL) were 1.4 and 2.9 in male and female mice (Berthold et al., 2022).

### ***Antinociceptive Effects***

The antinociceptive effects of 7-OH were investigated in mice using the tail flick and hot plate tests. These tests are commonly used to examine pain and analgesic effects in rodents (D'Amour & Smith, 1941). In these tests, rodents are subject to a heat stimulus and timed for the duration it takes to move their tail (i.e., tail flick) or produce a response such as jumping, licking, or shaking of limbs (i.e., hot plate).

In the tail flick test, subcutaneous administration of 7-OH (2.5 – 10 mg/kg) produced both time and dose-related antinociceptive effects. Notably, the dose-effect curve for 7-OH was shifted to the left, indicating a greater potency than the positive control comparator, morphine. Similar results were observed in the hot plate test, and when morphine and 7-OH were administered

orally. Naloxone (2 mg/kg s.c.) inhibited the effects of 7-OH and morphine in both tests (Matsumoto et al., 2004; Matsumoto et al., 2008). Concurrent results were observed by Obeng and colleagues using the hot plate test. In their study, 7-OH (0.0032 – 3.2 mg/kg, i.v.) produced maximum antinociceptive effects and was more potent morphine but less potent than fentanyl when administered intravenously. Likewise, naltrexone (0.1 mg/kg) reversed the antinociceptive effects of 7-OH suggesting the antinociception was mediated via mu opioid receptors (Obeng et al., 2020).

### ***Respiratory Depression***

A major risk of opioid exposure and cause of opioid-induced death is respiratory depression (Baldo & Rose, 2022; Bateman et al., 2023). To examine the respiratory effects of 7-OH in rodents, whole body plethysmography was used in freely moving, awake rats. Both morphine (10 and 32 mg/kg, i.v.) and 7-OH (1, 3.2, and 10 mg/kg, i.v.) induced significant respiratory depression as assessed by minute volume, tidal volume, and breathing frequency. The mu-opioid agonist naloxone (1.0 mg/kg i.v.) reversed these effects, a finding consistent with the mu opioid effects of 7-OH (Zuarth Gonzalez et al., 2025). These data highlight a potential risk factor of 7-OH exposure and suggest 7-OH may expose individuals to similar risks as classic opioids, including respiratory depression.

### ***Physical Dependence and Withdrawal***

It is well-established that chronic administration of opioids leads to the development of tolerance and physical dependence that may culminate into a withdrawal syndrome. In parallel with some of the hot plate tests described above, the ability of 7-OH to produce physical dependence and withdrawal was examined. Mice were treated with subcutaneous 7-OH (10 mg/kg b.i.d.) or morphine (10 mg/kg b.i.d.) for five days. Tolerance was assessed as a reduction of analgesia in the hot plate test. After five days of treatment, both morphine and 7-OH showed a decreased analgesic response on the hot plate test, demonstrating the development of tolerance. In addition, cross-tolerance was also observed between morphine and 7-OH suggesting a similar mechanism of action between the drugs. Finally, after five days of escalating doses of 7-OH and morphine (8-45 mg/kg b.i.d.) the development of withdrawal was assessed with a 3 mg/kg s.c., dose of naloxone injected two hours after 7-OH administration. Both morphine and 7-OH treatment produced signs of withdrawal such as jumping, rearing, urination, ptosis, forepaw tremor, and diarrhea (Matsumoto et al., 2005).

### ***Summary of Preclinical Data***

From the studies described above, 7-OH has high affinity for mu opioid receptors and functional activity as an agonist at these receptors. Consistent with this pharmacological activity, 7-OH is self-administered by animals, substitutes for morphine in drug discrimination studies, produces antinociception, and physical dependence leading to withdrawal when administered to rodents. Moreover, 7-OH has consistently demonstrated an increased potency relative to morphine in preclinical rodent studies. These observations suggest 7-OH has pharmacological properties representative of a full mu opioid agonist and an associated high potential for abuse.

## CONCLUSIONS

The data described in this report indicate that 7-OH has a significant potential for abuse and associated harms. Conclusively, 7-OH has high affinity and agonist activity at mu opioid receptors. Consistent with this pharmacological mechanism of action, 7-OH demonstrates rewarding effects in that it is self-administered by animals and also produces conditioned place preference, two well-established animal behavioral models measuring rewarding effects as a predictor of abuse potential in humans. In animal drug discrimination studies, 7-OH substitutes for morphine with full generalization. 7-OH is also demonstrated to produce antinociception consistent with opioid pharmacology, and to produce physical dependence when administered to rodents, as evidenced by a classic set of withdrawal signs associated with opioid withdrawal upon discontinuation of opioid administration. Moreover, 7-OH in all above models has consistently demonstrated an increased potency relative to morphine.

Due to the fact that 7-OH is both a metabolite of mitragynine and naturally present in low amounts in botanical kratom, using toxicology results to identify 7-OH as a primary or sole contributor in human exposures is challenging. There is also a need for improved clinical awareness and population surveillance to better characterize patterns of 7-OH use, the products that people are obtaining, and individual treatment needs following 7-OH exposure. Additionally, questions on 7-OH are not generally included in national surveys, and other data sources that rely on self-reported use of 7-OH likely underestimate the number of 7-OH exposure cases, as individuals may be unaware of the distinction from kratom products. Nonetheless, since specific codes were added earlier this year to document 7-OH exposure cases, U.S. poison centers have identified multiple single-substance cases of 7-OH exposure resulting in serious adverse clinical outcomes. Also, although anecdotal, social media and online forums indicate growing awareness and use of 7-OH, and many testimonials of the negative opioid-mediated effects users have experienced, including 7-OH dependence, associated withdrawal syndrome, and addiction.

In the current marketplace in the U.S., 7-OH is increasingly being marketed over-the-counter and online, in concentrated forms or sufficient doses to cause harms to those individuals engaging, knowingly or unknowingly, in use of 7-OH. Based on demonstrated pharmacology, repeated or prolonged use of 7-OH would lead to tolerance, physical dependence, and potentially to opioid addiction— typical of mu opioid agonist drugs of abuse. This public health threat is troubling and requires immediate and impactful policies to educate consumers and take regulatory action that limits access to 7-OH containing products.

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# Kratom & 7-OH: What do we know about use, safety, and overdose risk?



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## Key Points

- Kratom is a plant from Southeast Asia. Two of its primary psychoactive components are mitragynine and 7-hydroxymitragynine (7-OH). These compounds have opioid-like properties.
- Data and reports suggest kratom use is relatively low in Washington State among those seeking substance use disorder treatment, with some cases of kratom physical dependence and use disorder.
- Kratom offers potential benefits to relieve pain, improve mood, ease opioid withdrawal, and manage symptoms of other substance use disorders, but its effects and safety profile are not fully understood.
- The most commonly reported side effects of kratom are typically mild, but it can also cause serious health issues like respiratory depression, seizures, liver toxicity, and arrhythmias.
- The number of overdose deaths involving kratom in WA State has increased but remain low. Most of these deaths involve other substances as well.
- 7-OH is present at low levels (about 2%) in kratom, however 7-OH is increasingly sold as a stand-alone and more potent product. Concerns about 7-OH's health impacts were expressed by the FDA on July 29, 2025.
  - Preliminary data indicate that 7-OH is much stronger than kratom and can cause severe respiratory depression leading to overdose, which *can* be reversed with naloxone.
  - Opioid use disorder involving 7-OH has been reported by WA State substance use treatment providers and has been successfully treated with buprenorphine.
  - Data on morbidity and mortality associated with 7-OH is very limited; however, treatment providers and the Washington Poison Center report increases in 2025.
- Kratom and kratom-related products such as 7-OH have not been approved by the Food and Drug Administration. More research is needed to evaluate their safety and efficacy and potential consumers should be cautious.
- Contact the Washington Poison Center or WA State Recovery Help Line for for additional information and support.

## Introduction

Kratom is a psychoactive substance made from the leaves of the *Mitragyna speciosa* tree, native to Southeast Asia. Use and impacts of kratom are not well understood. Advertisements at gas stations are common, and there are occasional media reports of its involvement in deaths, leading to questions like: *What is kratom? Why do people use it? Is it dangerous? Can you be addicted to kratom?* We answer these common questions below.

## Background

Kratom is reported to be used, and sometimes advertised, for its potential to relieve pain, increase energy, improve mood, and alleviate opioid withdrawal (opioids include substances such as morphine, oxycodone, heroin, and fentanyl). Kratom's components tend to produce stimulant-like effects at lower doses and depressant effects at higher doses.<sup>1</sup> The primary compounds in kratom, mitragynine and 7-hydroxymitragynine (7-OH), partially activate opioid receptors to relieve pain and induce mild euphoria. These compounds act on several neurotransmitter systems, suggesting potential antidepressant, anxiety-relieving, and antipsychotic effects.<sup>1</sup>

While there are potential therapeutic benefits of kratom, there are also safety concerns. More research is needed to better understand kratom's effects, which may vary greatly depending on the amount taken, how it's processed, and varying quality and consistency of products.<sup>2</sup> Kratom is typically sold as dried leaves, commonly brewed into tea, or in capsules. It is more recently available as extracts or edibles, which may be considerably more potent.<sup>2</sup> The use of 7-OH as an isolated compound, typically available in tablet and liquid forms, has increased, and users report that it is much stronger than kratom. The FDA reports that 7-OH binds to opioid receptors three times stronger than morphine, indicating it has strong opioid effects.<sup>3</sup> High potency kratom products and polysubstance use including kratom has been linked to deaths.

Kratom and 7-OH are not currently federally scheduled, meaning they are not illegal nor is a prescription required, but kratom has been banned in some states and local municipalities. These products are widely available and commonly sold online, at smoke shops, at gas stations, and in some bars. The Food and Drug Administration (FDA) has not fully evaluated or approved kratom or any kratom-related products and warns against their use.<sup>4</sup>

## Common questions about kratom

### How common is kratom use?

The number of people using kratom in the United States is difficult to determine. National surveys likely underestimate its use, with studies suggesting that 1-6 million Americans have tried kratom at some point. The American Kratom Association estimates significantly higher numbers, with 10-15 million people in the U.S. having tried kratom and about 5 million current regular users.<sup>2</sup> Evidence suggests kratom is most often used by current and former opioid users to manage pain, opioid withdrawal, and opioid cravings.<sup>5</sup>

### How often do people in treatment for opioid use disorder report using kratom? How do they do in treatment?

Local data from Washington State's opioid treatment programs (OTPs) suggest kratom is rarely reported by clients as their primary substance of use; only 12 patients statewide among 19,162 individuals in care reported kratom as their primary substance used upon entering treatment (*Personal communication, Lauren Kula, Washington State Health Care*



Photo credit: Caleb Banta-Green.

Authority, August 4, 2025). However, improved data collection methods are needed to better understand local rates of use and use disorder.

Washington State health care and substance use disorder (SUD) treatment providers report low prevalence of kratom use among their patients, although most settings do not commonly or systematically screen for kratom. Consistent with existing research, these providers from across WA State find that patients typically use kratom to manage opioid withdrawal symptoms but then find that they become dependent on kratom or 7-OH as well. Health care providers report that the medications for opioid use disorder (OUD), methadone and buprenorphine, have worked well with people with OUD who are physically dependent on kratom or 7-OH.

*We have two patients who were using heroin and then switched to exclusively using kratom for the next two years. It kept them from going into opioid withdrawal[,] so they were able to successfully get off heroin. They would feel withdrawal symptoms, however, if they didn't use the kratom for several days and came to us because they were afraid that if kratom ever became banned by the FDA, they would return to heroin (or now fentanyl). We placed them on Suboxone [a brand name for oral buprenorphine] as they dropped the kratom, and just recently they switched to Sublocade [a brand name for long-acting injectable buprenorphine]. They are doing fantastic. – Physician*

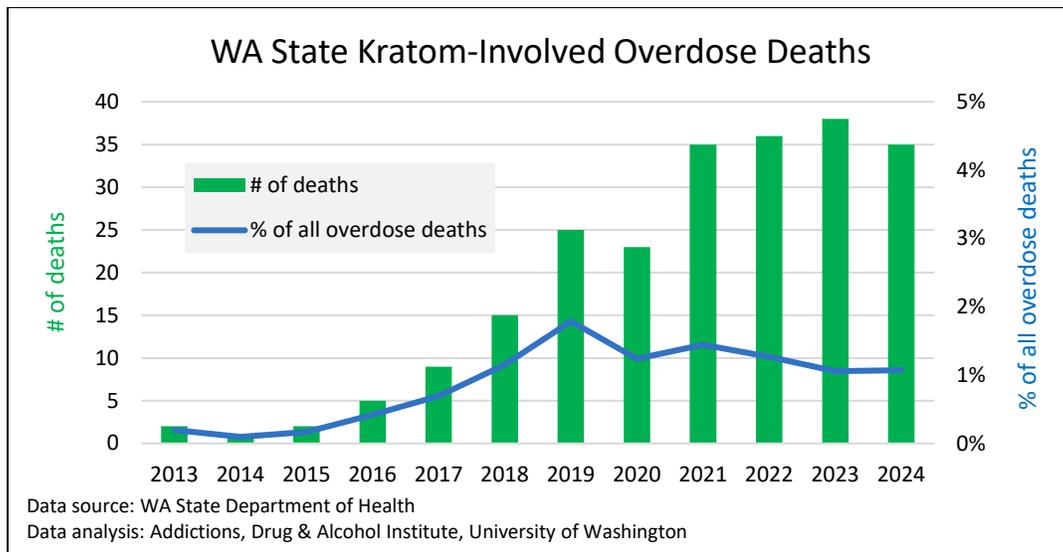
*I have treated one patient for kratom dependence. They started opioids with oxycodone pills, did not like being hooked on that and found kratom kept withdrawal away...until they tried to stop that as well. [They] came to our clinic [and] did well on... [buprenorphine]. For a few years after that I would specifically ask about kratom use, including a question on our preliminary assessment form. No one else endorsed using [kratom]. I have since stopped asking. –Physician*

*We have been testing for kratom but rarely see it... I think it's a group that is used to 'harder' drugs and kratom just doesn't clear the bar. We have had 3-4 people come to us for medications for OUD for kratom dependence and have had fine outcomes with both buprenorphine and methadone. [In] my inpatient work we frequently see kratom dependence as a secondary problem to other use disorders and maybe one primary kratom dependence case in [about] 2 years. – Physician and OTP medical director*

*It's [7-OH] so much stronger than regular Kratom. Withdrawal is seriously difficult. We have treated 5 people with buprenorphine (which] works well.. – Substance use disorder professional*

### **How often is kratom involved in overdose deaths?**

The figure below shows the number of overdose deaths (also known technically as “poisoning”) in Washington State in which kratom was detected. Since 2013, when the first two deaths involving kratom were reported, the number of deaths has increased to 35 in 2024. The percent of all overdose deaths in which kratom was detected has been very low overall and only 1% in 2024. In comparison, in 2024 there were 2,275 overdose deaths in WA State involving “other synthetic opioids,” predominantly non-pharmaceutical fentanyl, representing 70% of all overdose deaths.<sup>6</sup>



Most drug overdoses involve multiple drugs. However, because of inconsistent coding of kratom in multiple drug categories, it is not possible to use International Classification of Diseases (ICD) coding to analyze death certificate data to identify all of the substances detected in a death. Therefore, to explore the presence of other drugs in kratom-involved overdose deaths, ADAI staff manually analyzed the “cause of death” text field from death certificate data for deaths in which kratom/mitragynine was reported in WA State for 2024. These data indicated that among the 35 kratom-involved deaths in 2024:

- 83% (n=29) involved at least one other drug
- 69% (n=24) involved at least one opioid
- 63% (n=22) involved fentanyl with or without other substances
- 17% (n=6) involved only kratom

For comparison, among 4,853 deaths in WA State in 2023 and 2024 that involved “other synthetic opioids” (mostly non-pharmaceutical fentanyl) and in which heroin was not present, 23% had no other drug detected.<sup>6</sup> That is, there were many more deaths involving fentanyl than kratom, and a larger proportion of fentanyl deaths involved no other drug, suggesting kratom is a less lethal substance despite its widespread availability. It may be difficult to identify 7-OH involved overdose deaths, as it is unclear whether 7-OH would specifically be recorded on death certificates

A detailed analysis of kratom-involved deaths in Florida was conducted by the Tampa Bay Times. They analyzed data from 2013, when the first kratom-involved death was detected, through June 30, 2022. A minority of cases, 8%, involved kratom without any other substances present.<sup>8</sup> Parallels with WA State data include that 2013 was the same year that a kratom-involved death was detected in both states, and both states report similar, low proportions of deaths involving just kratom.

## Evidence on risks and benefits

Research on kratom, especially in the U.S., is limited, with most data coming from case studies and observation. Currently, there is not enough information on kratom to report more definitively on its impact on health and well-being. The National Institute on Drug Abuse (NIDA) notes on their webpage that “NIDA supports and conducts research to evaluate potential medicinal uses for kratom and related chemical compounds...NIDA also supports research towards better understanding the health and safety effects of kratom use. Rare but serious effects have been reported in people who use kratom.”<sup>9</sup>

Evidence suggests that kratom may be effective as an analgesic and may decrease the use of other drugs.<sup>10</sup> People

who use kratom long-term report benefit in managing SUD symptoms (e.g., reducing cravings and use of other substances) and relief from withdrawal symptoms for alcohol, opioids, and other drugs.<sup>10</sup> Results of preclinical studies in animals also strongly suggest that kratom/mitragynine is useful for alleviating pain and opioid withdrawal and has a lower risk of central nervous system effects and respiratory depression than conventional opioids.<sup>1,11</sup> People who use kratom daily have also reported improvements in daily living and productivity, including reduced pain, improved mood, increased energy, and alertness. Euphoria or feeling “high” is less frequently reported.<sup>12</sup>

The most commonly reported side effects of kratom are typically mild and include agitation, irritability, tachycardia (high heart rate), nausea, vomiting, confusion, drowsiness, and hypertension. Kratom can also cause serious health issues like respiratory depression, seizures, liver toxicity, and irregular heart arrhythmias. Other adverse effects include hallucinations, delusions, depression, dizziness, difficulty sleeping, sweating, tremor, reduced appetite and anorexia, constipation, transient erectile dysfunction, difficulty sleeping, sweating, darkening patches of skin, and hair thinning. Higher doses of kratom and concentrated products are riskier. Using kratom with other substances can enhance the effects of those substances, which may increase negative effects.<sup>1,13</sup> Furthermore, kratom’s unregulated status as a dietary supplement warrant concern for contamination, mislabeling, and varying quality and consistency, circumstances which have led to serious illness and death.<sup>1,9,13,14</sup>

People who use kratom frequently can develop tolerance, dependence, and cravings, suggesting the potential for kratom use disorder. However, most users do not report social or functional impairment, a necessary component of a substance use disorder diagnosis.<sup>12,15</sup> People who use kratom are more likely to have more severe symptoms of SUD related to other substances, but this does not imply that kratom *causes* this. Instead, it may be that people with severe SUD are more likely to use kratom, and thus are trying to stop the use of another, often illicit, substance.<sup>16,17</sup> A small study showed regular kratom use did not significantly alter health measures, including blood chemistry, organ function, and vital signs of users over time.<sup>18</sup>

Less is known about 7-OH morbidity and mortality, but emerging pharmacological data suggests that it is more potent than kratom and mitragynine, and appears to have properties more similar to a pure opioid, including respiratory depression, thereby increasing overdose risk.<sup>19</sup>

## Recommendations

More information is needed to better understand kratom’s impact. We make the following recommendations based on what is currently known:

- Individuals should carefully weigh the risks before deciding to use kratom and related products such as 7-OH and consider other approaches to manage emotional or physical pain, substance use disorders,, and opioid withdrawal. Buprenorphine and methadone are highly effective in treating opioid use disorder, and access is expanding rapidly in WA State.
- Health care providers and SUD treatment providers should be aware of kratom's popularity and potential effects, risks, and medication interactions. Recent reviews of the clinical pharmacology of kratom are available.<sup>20</sup> Ask patients about all substances they use, including kratom, in a supportive and non-judgmental way to encourage open conversations. Talk with patients about how kratom may, or may not, fit into their recovery and/or harm reduction goals and strategies.
- Kratom offers potential benefits to relieve pain, improve mood, and manage SUD symptoms, but its effects and safety profile are not fully understood. Reports from WA State data and local health care professionals suggest kratom use is relatively low and primarily for managing opioid withdrawal symptoms. Some cases of kratom dependency and use disorder have been observed. The number of overdose deaths involving kratom has increased but remain low and rarely involve only kratom. Despite its therapeutic potential, concerns about safety call for a cautious approach.
- 7-OH is an emerging drug that appears to pose a higher risk for overdose and use disorder than kratom.

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**PURPOSE OF AMENDMENT:** This amendment (1) revises the recitals to reflect an intent to regulate kratom sales rather than prohibit sales, (2) strikes provisions prohibiting the sale of Kratom and replaces them with restrictions on the sale to persons under 21 and prohibiting the sale of adulterated or enhanced kratom, and (3) prohibits products attractive to children.

**Strike the entirety of the ordinance and substitute the following in its place:**

**ORDINANCE NO. C36820**

An ordinance regulating the sales of Kratom and adopting a new Chapter 10.83 of the Spokane Municipal Code.

**WHEREAS**, kratom is a psychoactive plant containing alkaloids including mitragynine and 7-hydroxymitragynine (7-OH) at low levels that can have stimulant and opioid-like effects; and

**WHEREAS**, the U.S. Food and Drug Administration (FDA) has warned consumers not to use products containing 7-hydroxymitragynine because of the risk of “serious adverse events, including liver toxicity, seizures, and substance use disorder (SUD)”; and

**WHEREAS**, the University of Washington Addictions, Drug & Alcohol Institute reports synthetic 7-hydroxymitragynine (7-OH) as an emerging drug with a higher risk of overdose and use disorder than natural kratom; and

**WHEREAS**, the FDA reports kratom-related substance use disorder where individuals have cravings for kratom, use kratom for longer or more than intended, and experience withdrawal symptoms when kratom use is stopped; and

**WHEREAS**, the Washington Poison Center has seen a “vertical spike” in calls related to use of synthetic or enhanced hydroxymitragynine (7-OH), including more calls related to synthetic or enhanced 7-hydroxymitragynine as well as exposure of children to synthetic or enhanced 7-hydroxymitragynine; and

**WHEREAS**, kratom products and synthetic products containing 7-hydroxymitragynine (7-OH) concentrate can be found online and at local gas stations, smoke shops, and convenience stores; and

**WHEREAS**, the sale and distribution of kratom products have been regulated or prohibited in many states and municipalities, but are not yet regulated in Washington state; and

**WHEREAS**, based on the public health data, regulating the sale and distribution of kratom products containing 7-hydroxymitragynine until regulated by the state or federal government may reduce the risk of accidental overdose, substance misuse, and long-term health impacts, and protect the public health, safety, and welfare of residents and visitors to Spokane;

**NOW, THEREFORE**, the City of Spokane does ordain:

**Section 1.** There is enacted a new chapter 10.83 to Title 10 of the Spokane Municipal Code to read as follows:

Chapter 10.83	Sale or Distribution of Kratom Products Prohibited
10.83.010	Purpose and Intent
10.83.020	Definitions
10.83.030	Prohibition on Sale or Distribution of Kratom Products to Minors
10.83.040	Prohibition on Sale or Distribution of Certain Kratom Products
10.83.050	Sunset Upon State or Federal Regulation

**Section 10.83.010 Purpose and Intent**

It is the purpose and intent of this ordinance to protect the public health and safety of Spokane residents by regulating the sale and distribution of kratom (*Mitragyna speciosa*) products within the City of Spokane, including any products containing 7-hydroxymitragynine, mitragynine, or an extract, synthetic alkaloid, or synthetically derived compound.

**Section 10.83.020 Definitions**

The following definitions apply to Chapter 10.83:

Term	Definition
------	------------

Attractive to Children	<p>“Attractive to children” means products that are targeted to youth, including any:</p> <ul style="list-style-type: none"><li>a) statement, picture, or illustration that depicts a child or other person under the legal age for consuming Kratom;</li><li>b) packaging depicting toys, animals or cartoon characters;</li><li>c) any design suggesting the presence of a child;</li><li>d) any other depiction designed in any manner to be especially appealing to children or other persons under legal age to consume Kratom;</li><li>e) advertising implying that the consumption of Kratom is fashionable or the accepted course of behavior for persons under twenty-one years of age; or</li><li>f) Are manufactured in a form that bears any reasonable resemblance to an existing candy product that is familiar to the public as a widely distributed, branded food product, such that the product could be mistaken for the branded product, especially by children.</li></ul>
Distribute	<p>“Distribute” means to furnish, give away, exchange, transfer, deliver or supply, whether or not for monetary gain.</p>
Kratom Product	<p>“Kratom product” means any kratom analogue, food product, food ingredient,</p>

	<p>dietary ingredient, dietary supplement, or beverage intended for human consumption which contains any part of the leaf of the plant <i>Mitragyna speciosa</i> or an extract, synthetic alkaloid, or synthetically derived compound of such plant and is manufactured as a powder, capsule, pill, beverage, or other edible form.</p>
<p>Person</p>	<p>“Person” means any natural person, or any business entity regardless of its corporate form.</p>
<p>Knowingly</p>	<p>Pursuant to RCW 9A.08.010, a person knows or acts knowingly or with knowledge when:</p> <ul style="list-style-type: none"> <li>a) He or she is aware of facts or circumstances which constitute a violation of SMC 10.83.030 and 10.83.040, regardless of whether the person is aware such facts or circumstances violate the ordinance; or</li> <li>b) He or she has facts or circumstances which would lead a reasonable person to believe that such facts or circumstances are a violation of SMC 10.83.030 and 10.83.040.</li> </ul>
<p>Kratom Retailer</p>	<p>“Kratom retailer” means any person that sells or distributes kratom products or that advertises, represents, or holds itself out as selling or maintaining kratom products within the city of Spokane.</p>

**Section 10.83.030 Prohibition on Sale or Distribution of Kratom Products to Minors**

- A. A person shall not knowingly distribute, sell, or permit to be sold a kratom product to any person under the age of twenty-one years (21).
- B. Any person violating this section shall be guilty of a civil infraction and shall be subject to the escalating penalties and repeat offender provisions prescribed in [SMC 01.05.151](#).
- C. Any kratom retailer found guilty of violating this section may have its business license revoked or denied under the procedures prescribed in [SMC 08.01.321](#).

**Section 10.83.040 Prohibition on Sale of Certain Kratom Products**

- A. No person shall knowingly sell, offer to sell, or distribute within the City of Spokane any Kratom product that:
  - 1. Contains or is adulterated with synthesized kratom alkaloids or synthesized kratom constituents, or
  - 2. Contains 7-hydroxymitragynine at a level above 2% of the alkaloid fraction of the kratom product, or
  - 3. Is attractive to children.
- B. Any person violating this section shall be guilty of a civil infraction and shall be subject to the escalating penalties and repeat offender provisions prescribed in SMC 01.05.151.
- C. Any kratom retailer found guilty of violating this section may have its business license revoked or denied under the procedures prescribed in [SMC 08.01.321](#).

**Section 10.83.050 Sunset Upon State or Federal Regulation**

This chapter shall be effective except where preempted by federal or state laws.

**Section 2. 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 3. Clerical Errors.** Upon approval by the city attorney, the city clerk is authorized to make necessary corrections to this ordinance, including scrivener's errors

ORD C36820 (CATHCART AMENDMENT)(01-06-26)

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.

PASSED by the City Council on \_\_\_\_\_

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date

**Agenda Sheet for City Council:****Committee:** Urban Experience **Date:** 07/14/2025**Committee Agenda type:** Discussion**Date Rec'd**

7/7/2025

**Clerk's File #**

ORD C36736

**Cross Ref #**

RES 2025-0057

**Project #****Council Meeting Date:** 09/22/2025**Submitting Dept**

DEVELOPMENT SERVICES CENTER

**Bid #****Contact Name/Phone**

ELDON BROWN 625-6305

**Requisition #****Contact E-Mail**

EBROWN@SPOKANECITY.ORG

**Agenda Item Type**

First Reading Ordinance

**Council Sponsor(s)**

JBINGLE BWILKERSON

**Sponsoring at Administrators Request**

NO

**Lease?** NO**Grant Related?** NO**Public Works?** YES**Agenda Item Name**

4700 – CEDAR STREET VACATION ORDINANCE

**Agenda Wording**

Public hearing for the vacation of Cedar Street between Carlisle Ave and Montgomery Ave EXCEPT the extended alley crossing Cedar St.

**Summary (Background)**

Adjacent property owners have applied to vacate the subject street and City Staff has solicited comments from the various City Departments and franchised private utility companies. After reviewing all comments received, Engineering is recommending against this right-of-way vacation.

**What impacts would the proposal have on historically excluded communities?**

NA

**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?**

NA

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

NA

**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?**

NA

**Council Subcommittee Review**

<b>Fiscal Impact</b>	
Approved in Current Year Budget?	N/A
Total Cost	\$
Current Year Cost	\$
Subsequent Year(s) Cost	\$
<b><u>Narrative</u></b>	
<b>Amount</b>	<b>Budget Account</b>
Select \$	#
<b>Funding Source</b>	N/A
<b>Funding Source Type</b>	Select
<b>Is this funding source sustainable for future years, months, etc?</b>	
<b>Expense Occurrence</b>	N/A
<b>Other budget impacts (revenue generating, match requirements, etc.)</b>	
<b>Approvals</b>	
<b>Dept Head</b>	PALMQUIST, TAMI
<b>Division Director</b>	MACDONALD, STEVEN
<b>Accounting Manager</b>	ZOLLINGER, NICHOLAS
<b>Legal</b>	SCHOEDEL, ELIZABETH
<b>For the Mayor</b>	PICCOLO, MIKE
<b>Distribution List</b>	
	ebrown@spokanecity.org
mnilsson@spokanecity.org	tpalmquist@spokanecity.org
edjohnson@spokanecity.org	akiehn@spokanecity.org
erivera@spokanecity.org	

City of Spokane  
Development Services Center  
808 West Spokane Falls Blvd.  
Spokane, WA 99201-3343  
(509) 625-6300

## ORDINANCE NO. C36736

An ordinance vacating Cedar street between the south line of Carlisle Avenue and the north line of Montgomery Avenue, EXCEPT the extension of the alley through Cedar Street

WHEREAS, a petition for the vacation of Cedar street between the south line of Carlisle Avenue and the north line of Montgomery Avenue, EXCEPT the extension of the alley through Cedar Street has been filed with the City Clerk representing 100% of the abutting property owners, and a hearing has been held on this petition before the City Council as provided by RCW 35.79; and

WHEREAS, the City Council has found that the public use, benefit and welfare will best be served by the vacation of said public way; -- NOW, THEREFORE,

The City of Spokane does ordain:

Section 1. That Cedar street between the south line of Carlisle Avenue and the north line of Montgomery Avenue, EXCEPT the extension of the alley through Cedar Street and located is hereby vacated. Parcel number not assigned. Portions of this vacation are located in the Southwest Section 07, Township 25 North, Range 43 East, W.M. and the Southeast Quarter of Section 12, Township 25 North, Range 42 East, W.M. and the Northeast Quarter of Section 12, Township 25 North, Range 42 East, W.M., and the Northwest Quarter of Section 07, Township 25 North, Range 43 East, W.M.

Passed the City Council \_\_\_\_\_

\_\_\_\_\_  
Council President

Attest: \_\_\_\_\_  
City Clerk

Approved as to Form:

\_\_\_\_\_  
Assistant City Attorney

\_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_



Joe Anderson, Garco Construction  
4114 E Broadway Ave.  
Spokane, WA 99202

May 23, 2025

Erik Johnson, City of Spokane  
808 W Spokane Falls Blvd.  
Spokane, WA 99201

Dear Mr. Johnson,

Trinity Catholic School has grown over the past few years with their new school and gymnasium and continue to grow with a prospective new Educare facility across the street from the school. With this growth, Trinity has expressed interest in a street vacation of North Cedar Street between West Montgomery Avenue and West Carlisle Avenue, which would provide a variety of benefits to the Trinity Campus as a whole.

The layout of the Trinity Campus is currently separated by Cedar with the School on the West side and the Gymnasium on the East which poses daily challenges and student safety concerns when navigating between the two buildings. The St. Anthony Church and the Rectory that make up the remainder of the Trinity Campus are positioned between the two major school buildings. The proposed new Educare facility is positioned to replace the existing Rectory to further expand upon the educational aspect of the Trinity campus.

The proposed use for the Cedar Street vacation is split up into two parts. With limited space on the current School and Gymnasium lots, this vacation would allow for the northern half of Cedar to become an expanded playground space for the students while also completing the pedestrian connection between the school and gymnasium buildings. This connection would establish a more unified campus experience and provide much safer crossing for students and teachers navigating between the campus buildings. The Northern half of the Cedar Vacation also provides drop-off parking areas for the school and proposed Educare facility.

The proposal for the southern half of the Cedar Street vacation is to be converted into a parking area for the school and new Educare facility. The current parking configuration for the school includes a parking lot at the St. Anthony church and on-street parking along Cedar, Montgomery, and Carlisle. Vacating Cedar would provide staff with a more dedicated off-street parking area to help fulfill parking needs. The alley would remain accessible for local traffic and service vehicles with plans to improve a portion of the alley for school traffic exiting the vacated Cedar parking and drop-off area. New street

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**BUILDING EXCELLENCE SINCE 1978**

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4114 E Broadway Ave., Spokane, WA 99202 | PO Box 2946, Spokane, WA 99220



landscaping improvements are also proposed along Montgomery at the parking lot entrance and along Carlisle where Cedar would be vacated.

While the Cedar Street vacation poses an opportunity for the Trinity Campus to be unified and create a safer environment for students and teachers, there are also factors involved that limit the impact of the street vacation. St. Anthony Catholic Parish currently owns 75% of lots adjacent to Cedar Street at the proposed vacation with a single residential lot occupying the remaining 25% with a Montgomery Avenue address. Access to surrounding houses would be kept intact both from their respective street addresses and from the alley. According to City of Spokane GIS mapping, there are no public utilities running through the proposed vacated section of street except for a sewer under the alley which will remain accessible and intact.

Cedar Street also has an existing unique connection to Northwest Boulevard, one block to the South. There is no standard street connection for Cedar but rather a curb cut into a parking area for a local business which also excludes any street signage or traffic control signage (Exhibit 1). Entering or exiting Cedar from Northwest Boulevard does not appear to be a primary route of travel in and out of the residential neighborhood. While some local residents may use this access point, it's clearly a non-standard intersection whereas nearby roads such as Walnut Street, Montgomery Avenue, Mansfield Avenue, and Adams Street provide standard and controlled street connections with more continuous access to residential lots to the North from the Northwest Boulevard arterial (Exhibits 2,3,4). Those residents that may use the Cedar Street connection at Northwest Boulevard are more likely to be those South of the Trinity Campus and would be mostly unaffected by the street vacation.

In consideration for vacating the section of North Cedar Street between West Montgomery Avenue and West Carlisle Avenue, there is a great opportunity to improve the safety and connectivity for students and staff at the Trinity Catholic School Campus and allow for future growth to further establish a healthy learning environment. There appears to be minimal impact on the surrounding community as all other property owners in proximity retain their street and alley access while some also benefit from improvements to their alley access. There are no impacted utilities and the unique connection to the Northwest Boulevard arterial is laid out in a way where traffic likely opts to use other, more prominent collector streets for residential access to the North side of the Trinity Campus. For these reasons, it is believed there are ample benefits with little to no negative impact on the surrounding community.

Sincerely,

*Joe Anderson*

Joe Anderson, Garco Construction

**Supplemental Exhibits:**



*Exhibit 1: Northwest Boulevard at Cedar Street*



*Exhibit 2: Northwest Boulevard at Walnut and Montgomery*

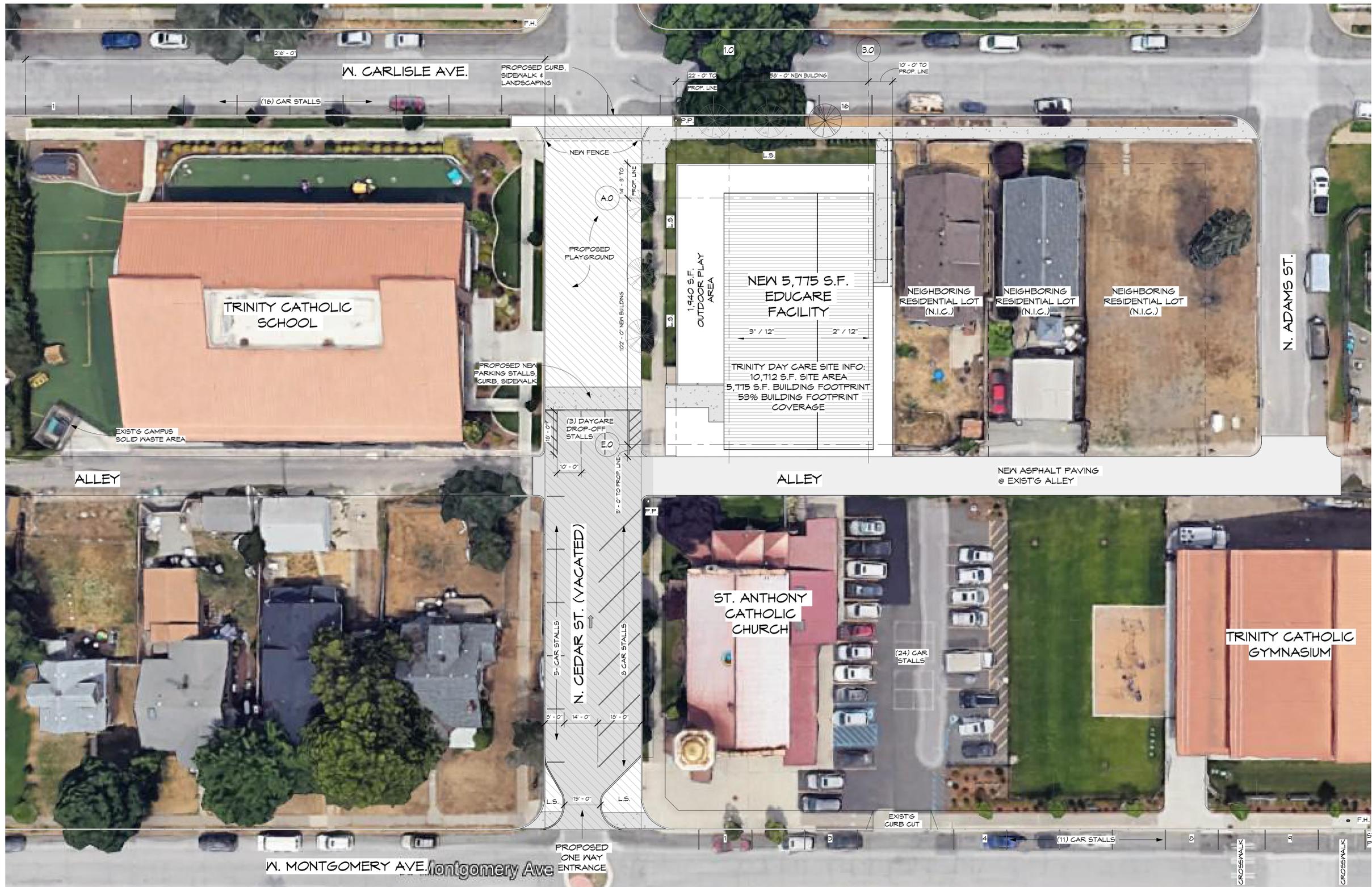


*Exhibit 3: Northwest Boulevard at Mansfield*



*Exhibit 4: Northwest Boulevard at Adams*

L:\ACAD\_RVT\Trinity Catholic Schools\4 - 2023 Rectory Remodel\0 - Revit\0 - Proposal Model\Trinity Catholic School Daycare - Proposal Model 1-1.rvt



**TRINITY CAMPUS AREAS:**  
 SCHOOL SITE: 23,910 S.F.  
 GYMNASIUM SITE: 41,236 S.F.  
 EDUCARE SITE: 10,800 S.F.

TOTAL LAND AREA: 75,946 S.F.

**TRINITY BUILDING AREAS:**  
 SCHOOL: 22,926 S.F.  
 GYMNASIUM: 41,222 S.F.  
 CHURCH: 6,670 S.F.  
 EDUCARE: 5,775 S.F.

TOTAL BUILDING FOOTPRINT AREA: 44,693 S.F.

**BUILDING COVERAGE PERCENTAGE:**  
 ALLOWED: 65%  
 ACTUAL: 59%

**TRINITY SCHOOL PARKING SPACES:**  
 CLASSROOM REQUIREMENTS:  
 10 CLASSROOMS x ONE STALL / CLASSROOM = 10 SPACES

**EDUCARE REQUIREMENTS:**  
 1,808 S.F. EDUCARE AREA = 1 STALL / 500 S.F. = 4 SPACES

TOTAL SPACES REQUIRED: 14 SPACES  
 TOTAL SPACES PROVIDED: 16 SPACES (CARLISLE ST.)

**Trinity Campus Site Plan**  
 1" = 20'-0"

**PARISH, PLAYGROUND, & GYM CAMPUS PARKING SPACES:**  
 PARISH PARKING REQUIREMENTS:  
 1,976 S.F. PARISH = 1 STALL PER 100 S.F. = 20 SPACES

**GYM PARKING REQUIREMENTS:**  
 6,889 GYM AREA / 330 S.F. PER STALL = 21 SPACES

TOTAL SPACES REQUIRED = 21 SPACES  
 PARISH AND GYM PARKING SHARED (BUILDINGS NOT USED AT SAME TIME)

TOTAL PAVED PARKING SPACES PROVIDED = 24 SPACES (PARISH)  
 STREET PARKING PROVIDED (MONTGOMERY) = 11 PARALLEL STALLS  
 TOTAL PARKING PROVIDED = 35 SPACES

**NEW EDUCARE FACILITY (2025) PARKING SPACES:**  
 DAYCARE = ONE STALL PER 500 S.F. (5,775/500) = 12 SPACES  
 (VACATED CEDAR ST) TOTAL SPACES PROVIDED = 16 SPACES

CAMPUS PARKING REQUIRED: 47 SPACES

CAMPUS PARKING PROVIDED: 67 SPACES

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REVISIONS:	STAMP:

DRAWN BY: J.L.A.	CHECKED BY: --
ARCHITECT ENGINEER: Jason McDonald	
DATE: May 23, 2025	JOB NUMBER: Prop 1-0

<b>GARCO CONSTRUCTION</b>
SPOKANE, WASHINGTON EAST 4114 BROADWAY
99202 (509) 535-4688



SHEET TITLE: Trinity Campus Site Plan
PROJECT: TRINITY EDUCARE 2320 N CEDAR ST SPOKANE, WA 99205

SHEET A110.0 OF

PROPOSAL - NOT FOR CONSTRUCTION



**CITY OF SPOKANE  
DEVELOPMENT SERVICES**

808 West Spokane Falls Blvd, Spokane WA 99201-3343  
(509) 625-6300 FAX (509) 625-6822

**STREET VACATION REPORT  
August 5, 2025**

**LOCATION:** Cedar between Carlisle and Montgomery.  
**PROPONENT:** Trinity Catholic School  
**PURPOSE:** Consolidate property for future development  
**HEARING:** September 22, 2025  
**REPORTS:**

**PRIVATE UTILITY COMPANIES**

**AVISTA UTILITIES** – Our utilities are in the alley and if that is to remain public R/W then Avista has no comments

**COMCAST** - No comments

**EXTENET** – No comments

**FATBEAM FIBER** – No comments

**INLAND POWER** – No comments

**INTERMOUNTAIN INFRASTRUCTURE GROUP** – No comments

**LIGHT SPEED NETWORKS** – No comments

**LUMEN** – Lumen does not have any facilities in the proposed vacate area. We are good to proceed.

**PHILLIPS 66 PIPELINE** – Phillips 66 does not have any utilities within your project vicinity.

**PORT OF WHITMAN** – No comments

**TDS TELECOM** - No comments

**VERIZON/MCI Metro** - No comments

**WHOLESAIL NETWORKS** – No comments

**ZAYO COMMUNICATIONS** – No comments

### **CITY DEPARTMENTS & E911**

**ADDRESSING** - No comments

**BICYCLE ADVISORY BOARD** – The Bicycle Advisory Board voted unanimously to recommend the proposed vacation of right-of-way adjacent to the Trinity Catholic School not be approved by City Council. The Board determined that the proposed vacation would result in the permanent hindrance of access for people walking and biking. The right-of-way in question provides existing or potential connectivity for non-motorized users. Its removal would compromise the integrity of the active transportation network and conflict with the City's goals of promoting safe, equitable, and accessible multimodal transportation.

**DEVELOPER SERVICES – CURRENT PLANNING** – No comments

**DEVELOPER SERVICES - TRAFFIC** – No comments

### **DIRECTOR OF TRANSPORTATION & SUSTAINABILITY COMMITTEE**

- The proposed vacation of Cedar does not align well with state policies prioritizing active transportation, user safety, equitable multimodal access and opportunity, and reduced greenhouse gas emissions.

Relevant plans and policies include the Washington Active Transportation Plan, the Washington Transportation Plan, the Washington Strategic Highway Safety Plan, and Target Zero.

1. Longer block lengths are associated with increases in pedestrian-involved crashes.
  - a. Block Length (linear feet, LF)
    - i. Walnut St to Cedar St: 380 LF - 400 LF (existing)
    - ii. Cedar St to Jefferson St: ~ 640 LF (existing)
    - iii. Walnut St to Jefferson St: ~ 1060 LF (proposed)
    - iv. Adjacent block lengths range from ~ 280 LF to ~ 400 LF
  - b. Vacation of Cedar could increase vehicular and pedestrian travel distance and time around the proposed vacated section of Cedar and the existing vacation on Adams from 80%-238%.
2. Vacation of N Cedar St may require redesign and reconfiguration/reconstruction of the intersection of Cedar St and Montgomery Ave. The traffic circle was installed in 2014 as part of the Traffic Calming Program.
3. 10% of census tract 530630020005 (W of N Cedar St) already does not have access to a vehicle. Reduced pedestrian connectivity could disproportionately impact this community.
4. Residences in the area bounded by W Northwest Blvd to the southwest, Montgomery Avenue to the north, and Monroe St to the east are already significantly impacted by high volume, high speed arterials resulting in limited pedestrian connectivity to adjacent

neighborhoods. Vacation of Cedar would further exacerbate isolation of these neighbors.

**FIRE DEPARTMENT** – Our only concern is the mini roundabout at Montgomery and Cedar. It either needs to be removed, or part of the proposed vacation modified to accommodate vehicles around the north of the roundabout.

**INTEGRATED CAPITAL MANAGEMENT** – No comments

**NEIGHBORHOOD SERVICES** – No comments

**PARKS DEPARTMENT** - No comments

**PLANNING & ECONOMIC DEVELOPMENT** – The Planning department has significant objections to the proposed vacation for the following reasons:

1. N Adams St between Montgomery Ave and Carlisle Ave is already interrupted between these two blocks, which has reduced connectivity in the road network. Vacation of N Cedar St as proposed would exacerbate this by creating a long, continuous block with no north-south through access.
2. The proposed vacation is counter to Comprehensive Plan policy TR2, which directs the City to "maintain an interconnected system of facilities that allows travel on multiple routes by multiple modes".
3. The proposed vacation would work against city policies and goals in support of street safety, accessibility, and rates of multimodal travel. There is a demonstrated positive relationship between street interconnectivity and street safety and accessibility. Relevant adopted policies include the Vision Zero Resolution, the Janet Mann Safe Streets Executive Order, and Janet Mann Safe Streets Now Resolution. (Additional materials attached.)
4. The proposed vacation would work against the city's goals for economic development. Homes in highly-walkable, gridded neighborhoods maintain a price premium of 40 to 100 percent. Maintaining the integrity of the street grid in walkable neighborhoods is a critical and low-cost step in preserving the value of existing neighborhoods and building the kinds of walkable neighborhoods that are envisioned by the Comprehensive Plan.
5. A traffic circle was installed at the intersection of W Montgomery Ave and N Cedar St through the Traffic Calming program, which indicates this is a desirable route through the neighborhood. Vacating the street without preserving non-motorized access would conflict with the purpose of the City's investment in the traffic calming project.

Many of these concerns may be reduced if a permanent easement allowing for unrestricted public use for people walking and biking were secured as part of the vacation. As proposed, it does not appear this would be compatible with the adjacent property owner's plans.

**POLICE DEPARTMENT** - No comments

**SOLID WASTE MANAGEMENT** – There will be conflict with traffic in the alley, as collection vehicles must use the alley during collection. Collection vehicles will need to travel west from Adams. St.

**SPOKANE REGIONAL EMERGENCY COMMUNICATIONS** – No comments

1. **STREET DEPARTMENT** – Add curb ramps to Montgomery and Cedar.
2. Show an autoturn run of an SU-30 to navigate the traffic circle while avoiding the driveway and curbing from the vacated Cedar improvements.
3. On Street parking not allowed within intersection of Carlisle and Cedar.
4. Alley should remain public ROW.
5. Install City standard driveway at Montgomery (ramps would not be needed).
6. On street marked parking not allowed.

**WASTEWATER MANAGEMENT** - Currently storm water from the alley west of Cedar and the entirety of Cedar from Montgomery to Carlisle runs north and is handled by the catch basins on the southwest and southeast corners of Cedar and Carlisle. This proposal blocks that drainage to the north. It also introduces a situation where the stormwater from the south half of the vacated area would drain into the alley which is to remain public right of way. This is not allowed since stormwater from private property must be maintained and treated on that private property. This proposal does not address the stormwater drainage.

If that drainage issue is addressed in a manner we think is appropriate, and the vacation request resubmitted, we could revisit the possible vacation.

In that case, we would stipulate that at the very least future approval would require the following:

- The catch basins at Cedar and Carlisle (southwest and southeast corners) would need to be moved to the new curb line.
- The catch basin on the northwest corner of Montgomery and Cedar would likewise need to be moved to the new curb line/bump out.
- Sanitary manholes at Cedar and Adams in the alley right of way where new paving is done would need to be adjusted to the new paving elevation.
- As stated above all stormwater in the vacated area would need to be maintained and treated on site.

**WATER DEPARTMENT** – We have no concerns

**RECOMMENDATION:** The proposed vacation would eliminate a connective link in the transportation, bicycle, and pedestrian network in this area and is not recommended for approval.

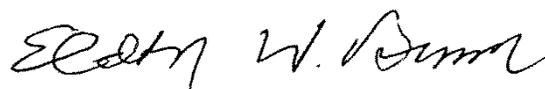
If approved, recommended conditions of approval are as follows:

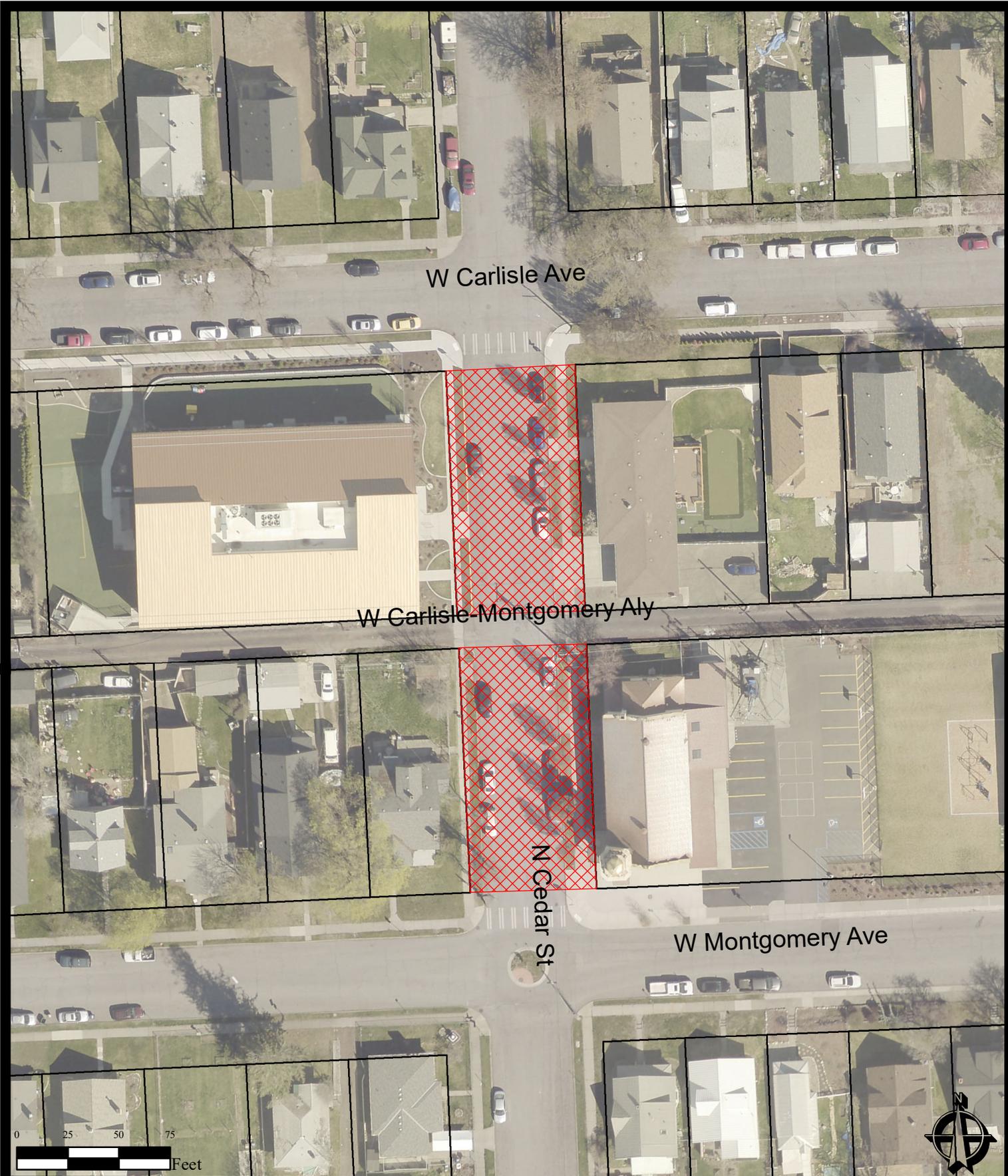
1. Plans for termination and closure of the existing right-of-way must be prepared by a licensed Civil Engineer and accepted by the City of Spokane Development Services Department prior to construction. This work must either be completed or bonded for prior to the final reading of the vacation ordinance.

The closure work must include the removal of the curb returns on either side and driveway approaches must be placed across the entrances to the right-of-way. Stormwater must be addressed which will require the relocation of the existing storm structures on either end of the vacation area. Movements regarding the traffic circle would need to be addressed. Any street name signs must be returned to the Street Department.

2. The proponent shall pay to the City of Spokane the assessed valuation for the vacated land as defined by the latest information from the County Assessor's Office. This is calculated to be \$115,077.94 and is to be deposited to Budget Account #3200 49199 99999 39510.
3. That the final reading of the vacation be held in abeyance until all of the above conditions are met and that the above conditions are met by December 1, 2026.

Eldon Brown, P.E.  
Principal Engineer – Developer Services





**Right-of-way Description:  
Cedar Street between Carlisle and  
Montgomery EXCEPT the portion  
of the extended alley crossing Cedar St.**

**Legend**

 Proposed Vacation

THIS IS NOT A LEGAL DOCUMENT.  
The information shown on this map is compiled  
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streets, etc.

