



Official Gazette

City of Spokane, Washington

Statement of City Business, including a Summary of the Proceedings of the City Council

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MAYOR AND CITY COUNCIL

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Minutes

NOTICE MEETING MINUTES OF SPOKANE CITY COUNCIL Monday, January 27, 2025

The minutes for the Monday, January 27, 2025, Spokane City Council Meeting appear on page 158 in this issue of the *Official Gazette*.

Ordinances

These ordinances are published in this issue of the *Official Gazette* pursuant to passage by the Spokane City Council. It should be noted that these ordinances may be subject to veto by the Mayor. If an ordinance is vetoed by the Mayor, the Mayoral veto will be published in a subsequent issue of the *Official Gazette*.

ORDINANCE NO. C36629

AN ORDINANCE relating to Building Opportunity for Housing (BOH) follow up code fixes making changes to the Unified Development Code that are intended to fix errors, clarify, and create more flexibility within the Spokane Municipal Code, amending Spokane Municipal Code (SMC) sections 17A.020.060 "F" Definitions, 17C.111.205 Development Standards Tables, 17C.111.210 Density, 17C.111.220 Building Coverage and Impervious Coverage, 17C.111.235 Setbacks, 17C.111.310 Open Space, 17C.111.315 Entrances, 17C.111.320 Windows, 17C.111.325 Building Articulation, 17C.111.335 Parking Facilities,

17C.111.420 Open Spaces, 17C.230.100 General Standards, 17C.230.110 Minimum Required Parking Spaces, 17C.230.120 Maximum Required Parking Spaces, 17C.230.130 Parking Exceptions, 17C.230.140 Development Standards, 17G.080.040 Short Subdivisions, 17G.080.065 Unit Lot Subdivisions, adopting a new section 17C.230.020 Vehicle Parking Summary Table, and repealing 17C.111.450 Pitched Roofs.

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, the City of Spokane Does ordain:

Section 1. That Section 17A.020.060 SMC is amended to read as follows:
Section 17A.020.060 “F” Definitions

A. Facade.

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

1. Front Facade.

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

2. Side Street Facade.

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

B. Facade Easement.

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

C. Facility and Service Provider.

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

D. Factory-built Structure.

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

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

E. Fair Market Value.

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

F. Fascia Sign.

See SMC 17C.240.015.

G. Feasible (Shoreline Master Program).

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

H. Feature.

To give special prominence to.

I. Feeder Bluff.

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

J. Fill.

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

K. Financial Guarantee.

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

L. Fish Habitat.

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

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

M. Fiveplex.

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

N. Flag.

See SMC 17C.240.015.

O. Float.

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

P. Flood Insurance Rate Map or FIRM.

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

Q. Flood Insurance Study (FIS).

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

R. Flood or Flooding.

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

S. Flood Elevation Study.

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

T. Flood Insurance Rate Map (FIRM).

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

U. Floodplain or Flood Prone Area.

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

V. Floodplain administrator.

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

W. Floodway.

1. As identified in the Shoreline Master Program: ~~((, the area that either))~~
 - a. The floodway is the area that either
 - i. has been established in federal emergency management agency flood insurance rate maps or floodway maps; or
 - ii. consists of those portions of a river valley lying streamward from the outer limits of a watercourse upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, said floodway being identified, under normal condition, by changes in surface soil conditions or changes in types or quality of vegetative ground cover condition, topography, or other indicators of flooding that occurs with reasonable regularity, although not necessarily annually.
 - b. Regardless of the method used to identify the floodway, the floodway shall not include those lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

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

X. Floor Area.

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

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

Y. Flood Proofing.

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

Z. Floor Area Ratio (FAR).

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

AA. Focused Growth Area.

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

AB. Fourplex.

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

AC. Frame Effect.

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

AD. Freestanding Sign.

See SMC 17C.240.015.

AE. Frontage.

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

AF. Functionally Dependent Water-Use.

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

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

Section 17C.111.205 Development Standards Tables

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

TABLE 17C.111.205-1 LOT DEVELOPMENT STANDARDS [1]					
	RA	R1	R2	RMF	RHD
DENSITY STANDARDS					
Maximum density on sites 2 acres or less [2][3]	No maximum	No maximum	No maximum	No maximum	No maximum
Maximum density on sites larger than 2 acres [2]	10 units/acre	10 units/acre	20 units/acre	No maximum	No maximum
Minimum density [2]	4 units/acre	4 units/acre	10 units/acre	15 units/acre	15 units/acre
LOT DIMENSIONS FOR SUBDIVISIONS AND SHORT SUBDIVISIONS					
Minimum lot area	7,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.	1,200 sq. ft.
Minimum lot width ((with no driveway approach)) [4]	40 ft.	15 ft.	15 ft.	15 ft.	15 ft.
((Minimum lot width with driveway approach [4]))	((40 ft.))	((36 ft.))	((36 ft.))	((25 ft.))	((25 ft.))
Minimum lot width within Airfield Overlay Zone	40 ft.	40 ft.	36 ft.	25 ft.	25 ft.
Minimum lot depth	80 ft.	80 ft.	40 ft.	N/A	N/A
Minimum lot frontage	40 ft.	Same as minimum lot width	Same as minimum lot width	Same as minimum lot width	Same as minimum lot width
MINIMUM LOT DIMENSIONS FOR UNIT LOT SUBDIVISIONS					
Minimum parent lot area	No minimum	No minimum	No minimum	No minimum	No minimum
Maximum parent lot area	2 acres	2 acres	2 acres	2 acres	2 acres
Minimum child lot area	No minimum	No minimum	No minimum	No minimum	No minimum
Minimum child lot depth	No minimum	No minimum	No minimum	No minimum	No minimum
LOT COVERAGE					
Maximum total building coverage [5][6][7]	50%	65%	80%	100%	100%
Maximum lot impervious coverage without engineer's stormwater drainage plan - not in ADC [5][8][9]	50%	60%	60%	N/A	N/A
Maximum lot impervious coverage without engineer's stormwater drainage plan - inside ADC [5][8][9]	40%	40%	40%	N/A	N/A
<p>Notes:</p> <p>[1] Plan district, overlay zone, or other development standards contained in Title 17C SMC may supersede these standards.</p> <p>[2] See SMC 17C.111.210 for applicability of minimum and maximum density standards in the residential zones.</p> <p>[3] Development within Airfield Overlay Zones is further regulated as described in SMC 17C.180.090, Limited Use Standards.</p> <p>[4] ((Lots with vehicle access only from an alley are not considered to have a "driveway approach" for the purposes of this standard.)) Requirements associated with driveways such as minimum approach separation and driveway coverage maximums may limit driveways on narrow lots.</p> <p>[5] Lot and building coverage calculation includes all primary and accessory structures.</p> <p>[6] Building coverage for attached housing is calculated based on the overall development site, rather than individual lots.</p> <p>[7] Developments meeting certain criteria relating to transit, Centers & Corridors, or housing affordability are given a bonus for building coverage. See SMC 17C.111.225 for detailed eligibility criteria.</p> <p>[8] Projects may exceed impervious coverage requirements by including an engineer's drainage plan in submittals, subject to review by the City Engineer as described in SMC 17D.060.135. "ADC" means Area of Drainage Concern.</p> <p>[9] Projects in the RMF and RHD zones that are exempted from review under the Spokane Regional Stormwater Manual shall follow the impervious coverage requirements of the R1 zone.</p>					

TABLE 17C.111.205-2 BUILDING AND SITING STANDARDS [1]					
	RA	R1	R2	RMF	RHD
PRIMARY BUILDINGS					
Floor area ratio	N/A	N/A	N/A	N/A	N/A
Maximum building footprint per primary building - lot area 7,000 sq. ft. or less	N/A	2,450 sq. ft.	2,450 sq. ft.	N/A	N/A
Maximum building footprint per primary building - lot area more than 7,000 sq. ft.	N/A	35%	35%	N/A	N/A
Maximum building height [2]	35 ft.	40 ft.	40 ft.	55 ft.	75 ft.
Minimum Setbacks					
Front [3]	15 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Interior side lot line - lot width 40 ft or less ((3))	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.
Interior side lot line - lot width more than 40 ft [4] [5]	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Street side lot line – all lot widths	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Attached garage or carport entrance from street	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Rear	25 ft.	15 ft.	15 ft.	10 ft.	10 ft.
ACCESSORY DWELLING UNITS					
Maximum building footprint for accessory dwelling unit - lot area 5,500 sq. ft. or less	1,100 sq. ft.	1,100 sq. ft.	1,100 sq. ft.	1,100 sq. ft.	1,100 sq. ft.
Maximum building footprint for accessory dwelling unit - lots larger than 5,500 sq. ft.	15%	15%	15%	15%	15%
Maximum building height	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Minimum side lot line setbacks [5] [6]	Same as Primary Structure				
Minimum rear setback with alley [4] [5] [6]	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Minimum rear setback no alley	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
OTHER ACCESSORY STRUCTURES					
Maximum lot coverage for accessory structures – lots 5,500 sq. ft. or less	20%	20%	20%	See Primary Structure	See Primary Structure
Maximum lot coverage for accessory structures – lots larger than 5,500 sq. ft.	20%	15%	15%	See Primary Structure	See Primary Structure
Maximum building height	30 ft.	20 ft.	20 ft.	35 ft.	35 ft.
Minimum side lot line setbacks [4] [5] [6]	Same as Primary Structure				
Minimum rear setback with alley	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Minimum rear setback no alley	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
OPEN SPACE [7]					
Minimum open space per unit [8]	250 sq. ft.	250 sq. ft.	250 sq. ft.	Studio: 48 sq. ft. per unit 1-bedroom: 75 sq. ft. per unit 2+ bedrooms: 150 sq. ft. per unit	Studio: 48 sq. ft. per unit 1-bedroom: 75 sq. ft. per unit 2+ bedrooms: 100 sq. ft. per unit Sites 20,000 sq. ft. or less: 36 sq. ft. per unit

Minimum common open space per unit as a substitute for private area - first six units	200 sq. ft.	200 sq. ft.	200 sq. ft.	Studio: 48 sq. ft. per unit 1-bedroom: 75 sq. ft. per unit 2+ bedrooms: 150 sq. ft. per unit	Studio: 48 sq. ft. per unit 1-bedroom: 75 sq. ft. per unit 2+ bedrooms: 100 sq. ft. per unit Sites 20,000 sq. ft. or less: 36 sq. ft. per unit
Minimum common open space per unit as a substitute for private area - all units after six	150 sq. ft.	150 sq. ft.	150 sq. ft.	Studio: 36 sq. ft. per unit 1-bedroom: 48 sq. ft. per unit 2+ bedrooms: 48 sq. ft. per unit	Studio: 36 sq. ft. per unit 1-bedroom: 48 sq. ft. per unit 2+ bedrooms: 48 sq. ft. per unit Sites 20,000 sq. ft. or less: 25 sq. ft. per unit

Notes:

- [1] Plan district, overlay zone, or other development standards contained in Title 17C SMC may supersede these standards.
- [2] Base zone height may be modified according to SMC 17C.111.230, Height.
- [3] Certain elements such as covered porches may extend into the front setback. See SMC 17C.111.235, Setbacks.
- [4] There is an additional angled setback from the interior side lot line. Refer to SMC 17C.111.230(C) and 17C.111.235(E) for more detail.
- [5] Setbacks for a detached accessory structure and a covered accessory structure may be reduced to zero feet with a signed waiver from the neighboring property owner as specified in SMC 17C.111.240(C).
- [6] Accessory structures may be subject to an additional side setback adjacent to streets as specified in 17C.111.240(C)(5).
- [7] Residential units with a continuous pedestrian route as defined in SMC Section 17C.111.420(B) from the property boundary to a public park within 800 feet shall have a minimum of not more than 36 square feet of open space per unit.
- [8] Common open space may be substituted for private outdoor area according to SMC 17C.111.310.

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

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

A. Purpose.

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

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

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

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

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

- ~~1. The maximum density standards in Table 17C.111.205-1 shall be met only when the development site exceeds 2 acres in area. In such cases, the following apply:

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

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

- ~~1. The minimum density standards in Table 17C.111.205-1 shall be met under the following circumstances:

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

~~E. Transfer of Density:~~

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

D. Critical Areas May Be Subtracted.

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

E. Right-of-Way May Be Subtracted.

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

F. Numbers Rounded Up.

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

G. Formula.

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

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

Example of determining the minimum number of units with a minimum density of 4 units/acre on a 135,036 square foot (3.1 acre) site:

(135,036 square ft / 43,560 square ft/acre) * 4 units/acre = 12.4 units (rounded up to 13 units)

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

((112,400 square feet – 21,780 square feet) / 43,560 square ft/acre) * 20 units/acre = 41.6 units (rounded up to 42 units)

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

H. Land Division in R1 or R2 Zones.

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

I. Exceptions to Maximum Density Limits.

1. Development Less Than Two (2) Acres.

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

2. Middle Housing Allowance.

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

J. Exceptions to Minimum Density Requirements.

1. Construction on Existing Legal Lots.

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

2. Land Divisions with Existing Structures.

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

K. Nonconforming Situations.

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

((E))L. Transfer of Density.

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

M. Other Standards Apply.

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

Section 4. That Section 17C.111.220 SMC is amended to read as follows:**Section 17C.111.220 Building Coverage and Impervious Coverage****A. Purpose.**

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

B. Building Coverage and Impervious Coverage Standards.

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

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

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

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

Section 5. That Section 17C.111.235 SMC is amended to read as follows:**Section 17C.111.235 Setbacks****A. Purpose.**

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

B. Applicability.

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

C. Front, Side, and Rear Setbacks.

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

1. Extensions into Front, Side, and Rear Building Setbacks.

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

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

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

E. Angled Setbacks.

1. Purpose.

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

2. Applicability.

Angled setbacks apply in the R1 and R2 zones.

3. Angled Setback Implementation.

Buildings are subject to an angled setback plane as follows:

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

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

FIGURE 17C.110.235-A: Angled Setback Plane

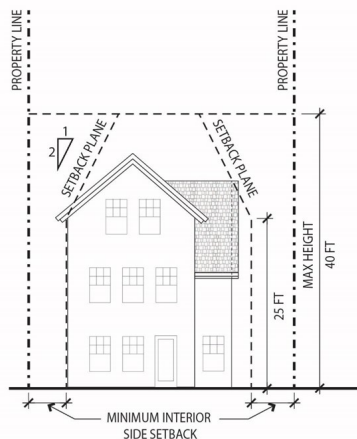


TABLE 17C.111.235-1 ROOF SETBACK FROM SIDE LOT LINE ON LOTS IN R1 and R2 ZONES	
LOT WIDTHS 40 FT. OR LESS	
Height	Setback
25 ft.	3 ft.
27 ft.	4 ft.
29 ft.	5 ft.
31 ft.	6 ft.
33 ft.	7 ft.
35 ft.	8 ft.
40 ft.	10.5 ft.
LOT WIDTHS MORE THAN 40 FT.	
Height	Setback
25 ft.	5 ft.
27 ft.	6 ft.
29 ft.	7 ft.
31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

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

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

A. Purpose.

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

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

1. Developments shall provide (~~outdoor areas~~) open space in the quantity required by Table 17C.111.205-2. (R)
2. The (~~outdoor area~~) open space may be configured as either:
 - a. A private outdoor area, such as a balcony (~~(ø)~~), patio, or private yard directly accessible from the unit;
 - b. (~~A common~~) One or multiple (~~outdoor area~~) common open spaces, such as courtyards or common greens. (~~accessible by all units in the building.~~)
3. Developments may provide a mix of private and common open space. In developments with a mix of private and common open space, each unit shall meet the full requirements for at least one type of open space. Those units making use of common open space shall meet all the standards for a common open space. Those units making use of private open space shall meet all the standards for private open space. (R)
- (~~3~~)4. If a common (~~outdoor area~~) open space, such as a courtyard or common green is provided, it shall meet the following:
 - a. Each courtyard, common green, or other form of common open space shall be associated with housing units for which it is providing open space. The association shall be clearly identified in submitted plans. The association shall be established through a direct pedestrian connection from the unit to the open space.
 - (~~a~~)b. (~~Connected~~) Each courtyard, common green, or other form of common open space shall be connected to each associated unit by a pedestrian (~~paths~~) path. A pedestrian connection from a unit to an associated common open space shall not cross a parking area and shall not require walking in the opposite direction of the open space to gain access. (R)
 - (~~b~~)c. At least 50 percent of units associated with a courtyard, common green, or other form of common open space shall have windows that face directly onto the space or doors that (~~fae~~) provide direct access from the unit to the common (~~outdoor~~) area. (R)
 - d. In a development with multiple common open spaces, the calculation of square footage shall occur separately for each common open space based on the number of units associated with it. The reduction of square footage after six (6) units shall only apply if that common open space has more than six (6) associated units. (R)
 - (~~e~~)d. (~~Common~~) Each common (~~outdoor areas~~) open space shall provide at least three of the following amenities to accommodate a variety of ages and activities. Amenities may include, but are not limited to: (P)
 - i. Site furnishings (benches, tables, bike racks when not required for the development type, etc.);
 - ii. Picnic areas;
 - iii. Patios(~~(ø)~~) or plazas (~~(ø courtyards)~~);

- iv. Shaded playgrounds;
 - v. Rooftop gardens, planter boxes, or garden plots; ((øf))
 - vi. Fenced pet area((:)); or
 - vii. Grass or other living ground cover suitable for recreational use.
4. ((Outdoor)) Open spaces shall not be located adjacent to dumpster enclosures, loading/service, areas or other incompatible uses that are known to cause smell or noise nuisances. ((P)) (R)

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

Section 17C.111.315 Entrances

A. Purpose.

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

B. Applicability.

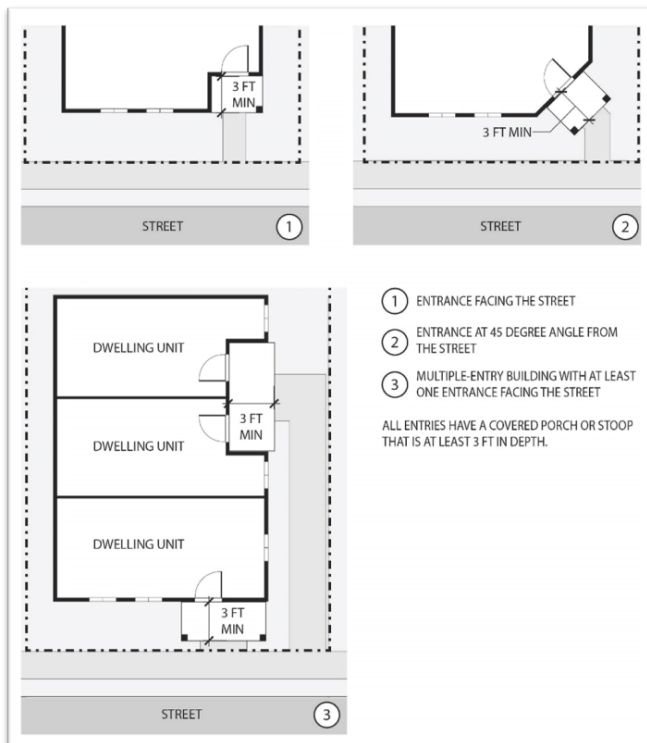
The following standards apply to all building facades that face a public or private street, except those that are separated from the street by another building.

C. Entrances Implementation.

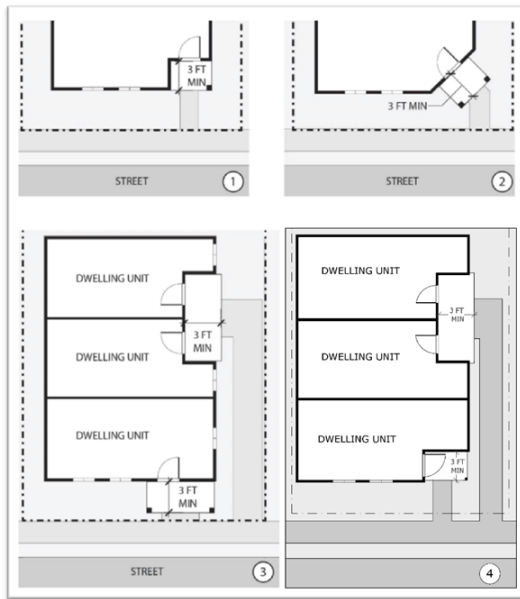
See Figure 17C.111.315-A.

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

Figure 17C.111.315-A. Building Entrances



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



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

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

Note: Graphic to be inserted.

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

Section 17C.111.320 Windows

A. Purpose.

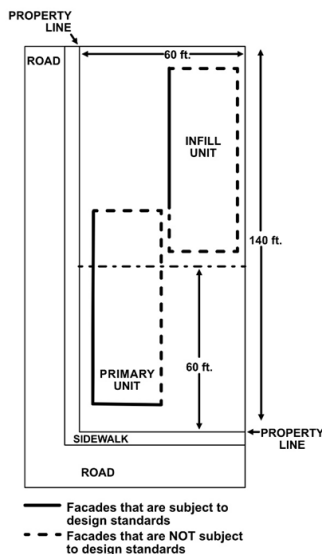
To maintain a lively and active street face while increasing safety and general visibility to the public realm.

B. Applicability.

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

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

Figure 17C.111.320-A. Façade Exemption



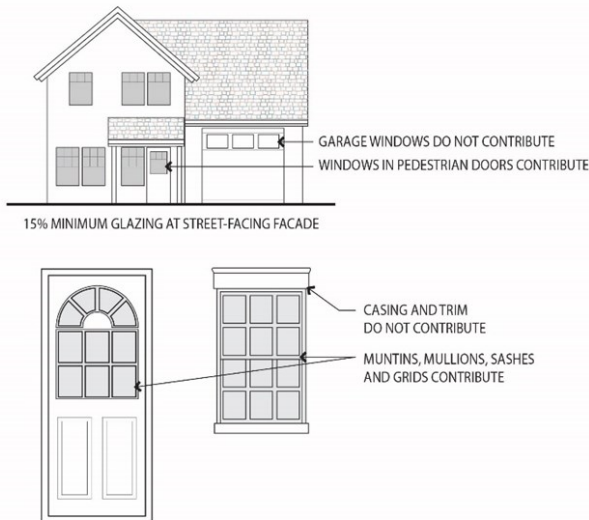
Note: Graphic to be inserted.

C. Windows Implementation.

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

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

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



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

Section 17C.111.325 Building Articulation

A. Purpose.

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

B. Applicability.

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

1. Attached Housing.

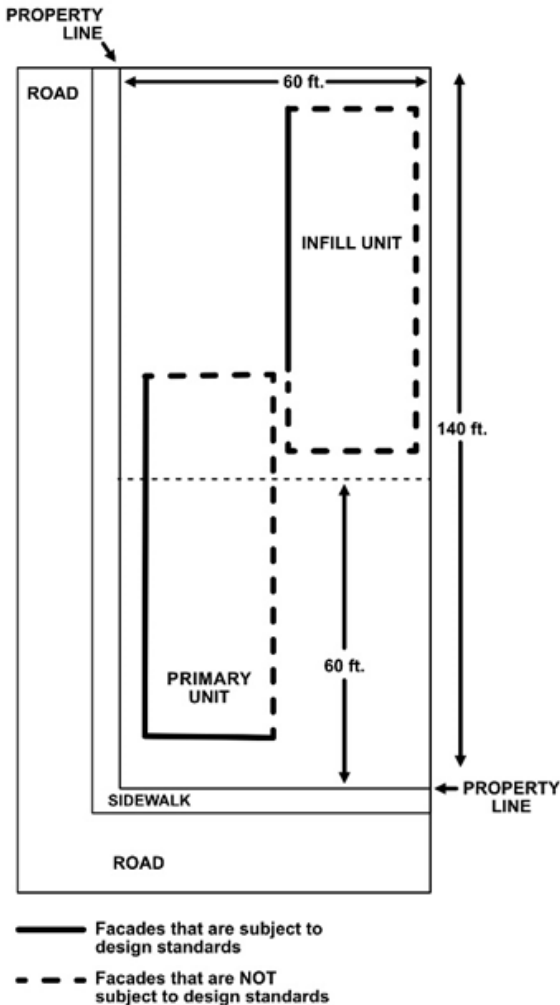
These standards apply to facades of attached housing. For purposes of this section, a grouping of attached houses shall be considered as a single building.

2. Exceptions.

- a. These standards do not apply when a façade or portion of façade is not visible from a public or private street

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

Figure 17C.111.325-A. Façade Exemption.



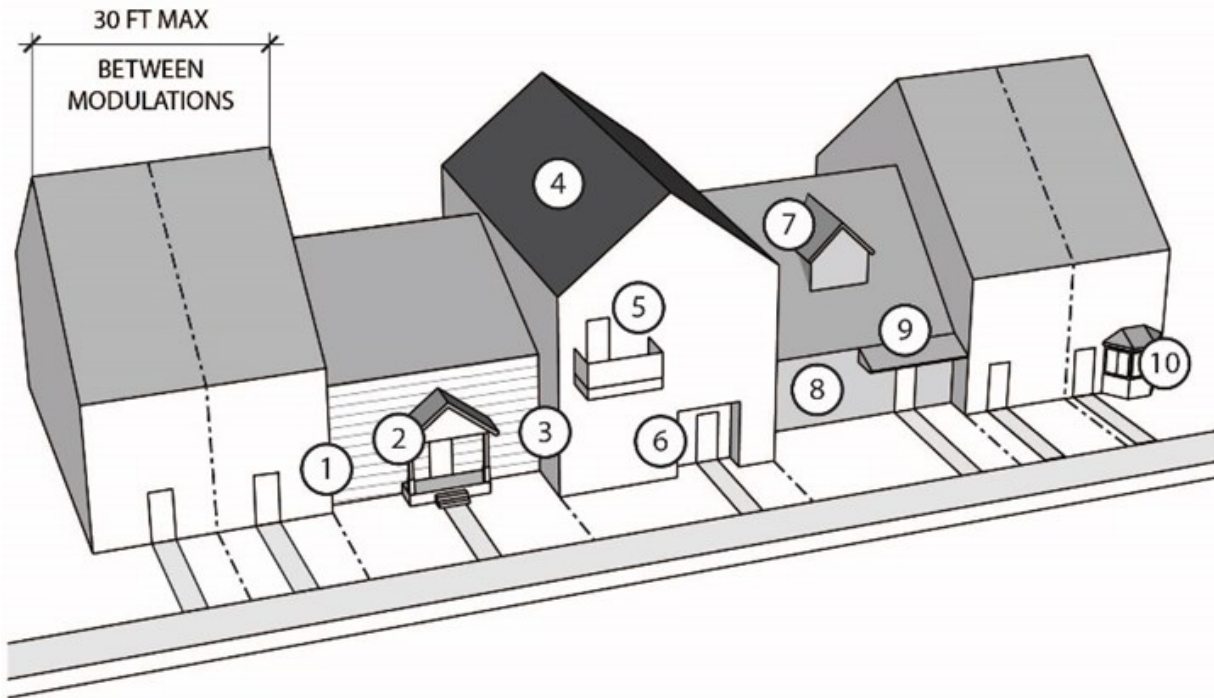
Note: Graphic to be inserted.

C. Building Articulation Implementation.

1. ~~((Buildings must))~~ Street-facing Facades shall be modulated along the street at least every ((thirty)) forty feet. ((Building modulations must step the building wall back or forward at least four feet. See Figure 17C.111.325-A. (R)) Building modulations may be achieved in any one of the following ways. (R)
 - a. A step back or forward in the building wall of at least four feet. See Figure 17C.111.325-B.
 - b. For facades no more than two stories high, a bay window or cantilevered bump-out at least four feet (4') wide and two feet (2') deep on the ground floor.
 - c. A cantilevered bump-out at least four feet (4') wide and two feet (2') deep that extends vertically the entire height of the facade.
 - d. A covered porch at least ten feet (10') wide and six feet (6') deep.
2. The scale of buildings ((must)) shall be moderated to create a human scale streetscape by including vertical and horizontal delineation as expressed by bays, belt lines, doors, or windows. (P)
3. ~~((Horizontal street-facing facades))~~ In addition to the requirement of subsection (C)(1), street-facing Facades thirty feet (30') or longer ((must)) shall include at least ((four)) one of the ((following)) design features listed below, or a similar treatment, ((per façade. At least one of these features must be used)) every thirty feet (30'). The modulation implemented to meet subsection (C)(1) may be counted in meeting this requirement. (P)
 - a. Design Features.
 - ~~((a. Varied building heights.~~
 - ~~b. Use of different materials.~~

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

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



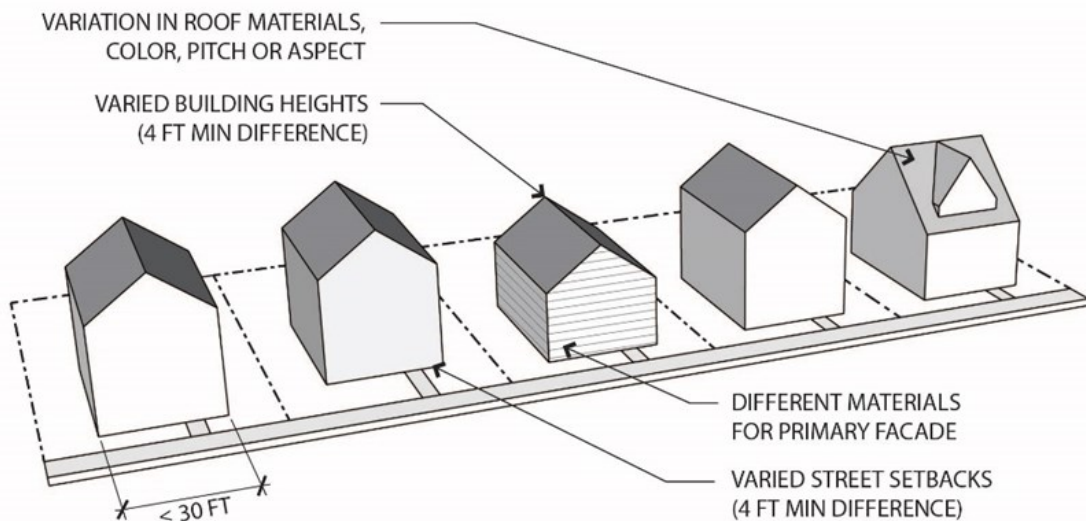
- | | |
|--|----------------------------------|
| ① USE OF DIFFERENT MATERIALS | ⑥ RECESSES |
| ② COVERED PORCH OR PATIO | ⑦ DORMER |
| ③ OFFSETS IN BUILDING FACE | ⑧ DIFFERENT COLORS |
| ④ VARIATION IN ROOF MATERIALS, COLOR, PITCH, OR ASPECT | ⑨ PROJECTING ROOFS (12 INCH MIN) |
| ⑤ BALCONIES | ⑩ BAY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

TABLE 17C.111.325-1 BUILDING ARTICULATION		
Street-Facing Fa- cade Width	Requirements	Total Number of Elements
Less than 30 feet	No modulation required from subsection (C)(1) No design features required from subsection (C)(3)	0
30-40 feet (not including 40 feet)	No modulation required from subsection (C)(1) One design feature required from subsection (C)(3) (modulation feature under (C)(1) may also meet this requirement)	1
40-60 feet (not including 60 feet)	One modulation required from subsection (C)(1) One additional design feature required from subsection (C)(3)	2
60-80 feet (not including 80 feet)	One modulation required from subsection (C)(1) Two additional design features required from subsection (C)(3)	3
80-90 feet (not including 90 feet)	Two modulations required from subsection (C)(1) One additional design feature required from subsection (C)(3)	3
90 feet or more	Two or more modulations required from subsection (C)(1), see subsection (C)(1) for further guidance Two or more additional design features required from subsection (C)(3), see subsection (C)(3) for further guidance	4+

- ((4. The following standard applies when detached housing units or individual units of attached housing have street-facing facades that are thirty feet or less in width. Each such unit shall provide variation from adjacent units by using one or more of the following design features (see Figure 17C.111.325-B):
- a. Street setbacks that differ by at least four feet.
 - b. Building heights that differ by at least four feet.
 - c. Use of different materials for the primary façade.
 - d. Variation in roof materials, color, pitch, or aspect.

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

Note: Graphic to be removed



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

D. Consideration for Historic Features.

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

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

Section 17C.111.335 Parking Facilities

A. Purpose.

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

B. Definitions.

1. Primary Street-Facing Facade.

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

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

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

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

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

1. Garage Opening Width.

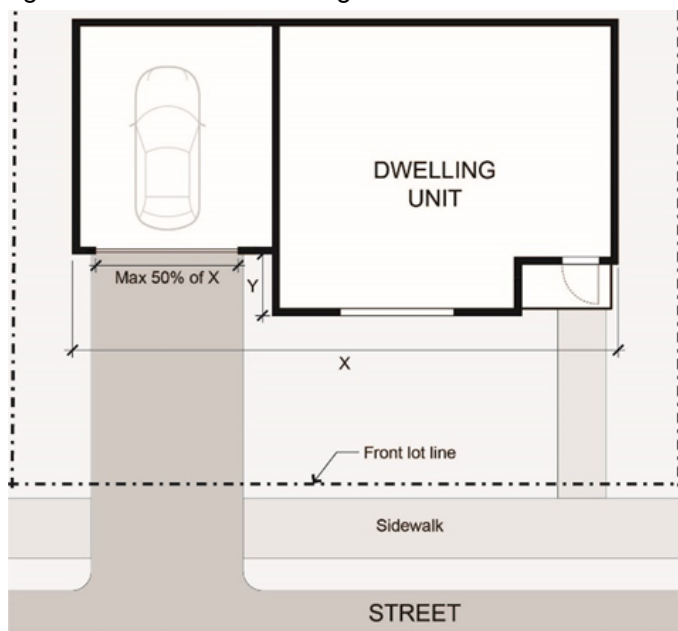
a. Width Limited.

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

b. Exemptions.

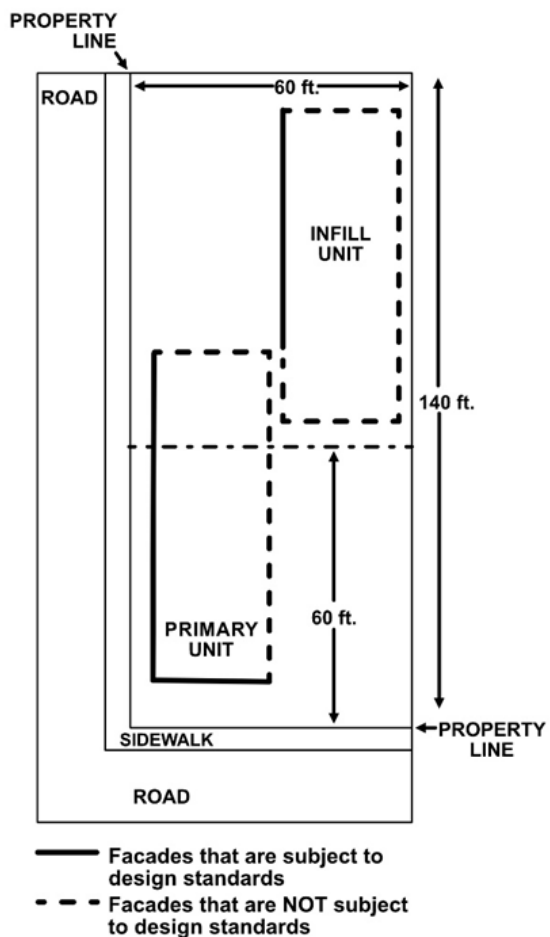
- i. The garage opening width standard does not apply to facades or portions of the facade that are not visible from a private or public street or further than sixty feet (60') away from a street lot line. See Figure 17C.111.335-B.
- ii. For attached housing units less than twenty feet (20') in width or for detached houses less than twenty feet (20') in width, a single opening of no more than ten feet (10') in width is permitted. Units meeting this exemption shall have enclosed living space above the first floor that is set back no further than the face of the garage and extends the entire width of the width of the unit.

Figure 17C.111.335-A. Garage Door Standard



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

Figure 17C.111.335-B. Façade Exemption.



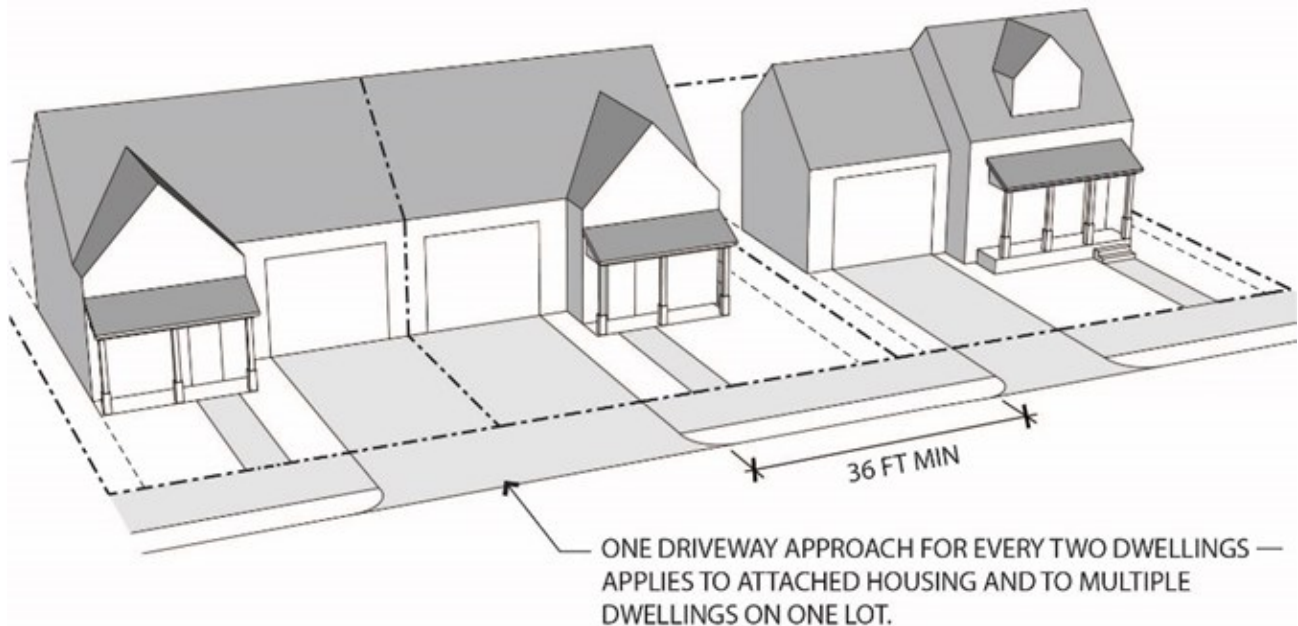
- Facades that are subject to design standards
- - - Facades that are NOT subject to design standards

Note: Insert new image above.

- ~~((2- Street-facing garage walls must be set back at least two feet from the primary street-facing building facade. (R)))~~
2. Garage Wall Step Back.
- a. On a Front Facade with garage openings cumulatively totaling more than ten feet (10') in width, all garage openings shall be set back in one of the following ways: (R)
 - i. at least two feet (2') behind the Primary Street-Facing Facade; or
 - ii. at least two feet (2') behind the front of a covered porch that is a minimum of six feet (6') in depth and spans at least half of the Front Facade. The covered porch shall have columns, railing, or other vertical elements along the front to visually establish the edge of the porch.
 - b. A Front Facade with one street-facing garage opening of ten feet (10') or less in width shall be even with or set back from the Primary Street-Facing Facade. (R)
 - c. A Front Facade for a garage with the opening facing the side lot line is not required to step back from the Primary Street-Facing Facade, but shall meet all other relevant design standards. (P)
 - d. A grouping of attached housing units shall be considered a single building for purposes of these step back requirements.
 - e. This standard does not apply to facades or portions of the facade that are not visible from a private or public street or further than 60' away from a street lot line.
 - f. Waivers.
A waiver or modification of the garage wall step back may be granted by the Planning Director. The Planning Director shall consider contextual issues such as:
 - i. Topography that does not allow a step back; and
 - ii. An addition to an existing structure where a step back is impractical.
Merely the presence of existing structures on nearby properties with garages situated forward of the Primary Street-Facing Facade shall not be grounds for a waiver.
3. Access to Parking.
- a. Vehicular access to ~~((parking))~~ a parking area, garage, or carport shall occur only via an approved driveway approach from an alley, improved street, or easement ~~((is required if parking is required))~~ pursuant to chapter 17C.230 SMC Parking and Loading. (R)
 - b. If the lot abuts a public alley, then vehicle access shall be from the alley unless the applicant requests a waiver of the requirement and the Planning Director determines that one of the following conditions exists: (R)
 - i. Existing topography does not permit alley access; or
 - ii. A portion of the alley abuts a nonresidential zone; or
 - iii. The alley is used for loading or unloading by an existing nonresidential use; or
 - iv. Due to the relationship of the alley to the street system, use of the alley for parking access would create a significant safety hazard.
 - c. For lots with vehicle access through an alley, garages shall not be accessed from the street. (R)
 - d. Where off-street parking is provided for attached housing or for two or more units on one lot, only one driveway approach and sidewalk crossing for each two dwellings may be permitted. See Figure 17C.111.335-~~((B))~~C. (R)
 - e. Driveway approaches shall be separated by a minimum distance of 36 feet. The Planning Director ~~((will))~~ may grant an exception to this standard if ~~((the 36-foot separation from existing driveways on adjacent lots would preclude vehicular access to the subject lot))~~ one of the following conditions exist. See Figure 17C.111.335-~~((B))~~C. (R)
 - i. existing driveways on adjacent lots would preclude vehicular access to the subject lot; or
 - ii. existing topography makes shared driveway approaches infeasible; or
 - iii. development is proposed on a lot created prior to January 1, 2024 with insufficient frontage for the required separation; or
 - iv. the Planning Director determines that the conditions of the lot render an alternate form of access infeasible.
4. ~~((Parking structures,--))~~ Detached garages and detached carports~~((,-- and parking areas other than driveways))~~ shall not be located between the ~~((principal structure))~~ Front Facade and ~~((streets))~~ the street unless the Planning Director determines that one of the following conditions is met. (P)
- a. The lot and primary structure existed prior to January 1, 2024 and are situated such that a garage or carport cannot reasonably be located to the side of or behind the primary structure; or
 - b. Existing topography does not permit the placement of a garage or carport to the side of or behind the proposed or existing primary structure; or
 - c. Placement of the garage or carport to the side of or behind the primary structure would create a safety hazard.
Upon meeting one of these conditions, the garage or carport shall follow all other design standards as practicable.
5. Parking areas shall not be located between the Front Facade and the street except for driveways that lead to an allowable vehicle parking facility. (R)

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

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



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

A. Purpose.

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

B. Open Spaces Implementation.

1. Minimum Required Space.

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

2. Private Open Space.

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

- a. Private open space must be directly accessible from the unit. (R)
- b. Private open space must be surfaced with landscaping, pavers, decking, or sport court paving which allows the area to be used for recreational purposes. (R)
- c. Private open space may be covered, such as a covered balcony, but may not be fully enclosed. (R)

- d. Berms, low walls, fences, hedges and/or landscaping shall be used to define private open spaces such as yards, decks, terraces, and patios from each other and from the street right-of-way. The material or plantings between private open spaces shall be a maximum of four feet in height and visually permeable, such as open rails, ironwork, or trellis treatment to encourage interaction between neighbors. Material or plantings between units and right-of-way shall meet applicable fencing restrictions. (P)
- 3. Common Open Space.
Common open space area may be developed for active or passive recreational use. Examples include play areas, plazas, rooftop patios, picnic areas, fitness centers, pools, tennis courts, and open recreational facilities.
 - a. The total amount of required common open space is the cumulative amount of the required area per dwelling unit for common areas, minus any units that provide individual open space (if provided). However, a combined required open space must comply with the minimum area and meet ADA Standards for Accessible Design.
 - b. Common open space must be surfaced with landscaping, pavers, decking, or sport court paving, which allows the area to be used for recreational purposes. (R).
 - c. Common open space may be covered, such as a covered patio, but may not be fully enclosed unless the open space is an equipped interior fitness area or furnished meeting space not reservable by individual residents. (R)
 - d. Common open spaces with active uses used to meet these guidelines shall not be located within required buffer areas, if prohibited by critical area or shoreline regulations. (R)
 - e. Common open spaces shall provide at least three of the following amenities to accommodate a variety of ages and activities. Amenities include: (P)
 - i. Site furnishings (benches, tables, bike racks)
 - ii. Picnic or outdoor grilling areas
 - iii. Patios, plazas, or courtyards
 - iv. Tot lots or other children’s play areas
 - v. Enclosed pet areas that make up no more than fifty percent of the required common open space
 - vi. Community gardens accessible for use by residents
 - vii. Open lawn
 - viii. Play fields
 - ix. Sports courts, such as tennis or basketball courts, and pools that make up no more than fifty percent of the required common open space
 - x. Interior equipped fitness areas that make up no more than fifty percent of the required common open space
 - f. If common open spaces are located adjacent to a street right-of-way, landscaping should be used to provide a buffer between outdoor spaces and the street right-of-way. (P)
- 4. Lighting shall be provided within open spaces to provide visual interest, as well as an additional security function. Lighting should not cause off-site glare. (R)
- 5. Open spaces should not be located adjacent to dumpster enclosures, loading/service areas or other facility and/ or utility enclosures. (C)

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

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

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

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

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

INDUSTRIAL CATEGORIES				
USE CATEGORY	SPECIFIC USE	MINIMUM REQUIRED	MAXIMUM ALLOWED: CC, DOWN-TOWN, FBC ZONES [2]	MAXIMUM ALLOWED: RA, R1, R2, RMF, RHD, O, OR, NR, NMU, CB, GC, INDUSTRIAL ZONES [2]
Industrial Services, Railroad Yards, Wholesale Sales		None	CC: 4 per 1,000 sq. ft. of floor area Downtown: 3 per 1,000 sq. ft. of floor area FBC: 2 per 500 sq. ft. of floor area	1 per 200 sq. ft. of floor area
Manufacturing and Production				1 per 200 sq. ft. of floor area
Warehouse and Freight Movement				1 per 200 sq. ft. of floor area
Waste-related				Per CU review
INSTITUTIONAL CATEGORIES				
USE CATEGORY	SPECIFIC USE	MINIMUM REQUIRED	MAXIMUM ALLOWED: CC, DOWN-TOWN, FBC ZONES [2]	MAXIMUM ALLOWED: RA, R1, R2, RMF, RHD, O, OR, NR, NMU, CB, GC, INDUSTRIAL ZONES [2]
Basic Utilities		None	CC: 4 per 1,000 sq. ft. of floor area Downtown: 3 per 1,000 sq. ft. of floor area FBC: 2 per 500 sq. ft. of floor area	None
Colleges				1 per 200 sq. ft. of floor area
Community Service				exclusive of dormitories, plus 1 per 2.6 dorm room
Daycare				1 per 200 sq. ft. of floor area
Medical Centers				1 per 200 sq. ft. of floor area
Parks and Open Areas				1 per 200 sq. ft. of floor area
Religious Institutions				Per CU review for active areas
Schools	Grade, Elementary, Junior High			2.5 per classroom
	High School			10.5 per classroom
OTHER CATEGORIES				
USE CATEGORY	SPECIFIC USE	MINIMUM REQUIRED	MAXIMUM ALLOWED: CC, DOWN-TOWN, FBC ZONES [2]	MAXIMUM ALLOWED: RA, R1, R2, RMF, RHD, O, OR, NR, NMU, CB, GC, INDUSTRIAL ZONES [2]
Agriculture		None	CC: 4 per 1,000 sq. ft. of floor area Downtown: 3 per 1,000 sq. ft. of floor area FBC: 2 per 500 sq. ft. of floor area	None or per CU review
Aviation and Surface Passenger Terminals				Per CU review
Detention Facilities				Per CU review
Essential Public Facilities				Per CU review
Wireless Communication Facilities				None or per CU review
Rail Lines and Utility Corridors				None
[1] The Planning Director may approve different amounts of parking spaces under the exceptions listed in SMC 17C.230.130. [2] Parking provided within a parking structure is not counted towards the maximum allowed per SMC 17C.230.120(B)(2).				

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

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

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

~~((B. Occupancy.~~

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

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

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

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

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

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

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

~~F. Stacked Parking.~~

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

~~G. On Street Parking.~~

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

~~spaces per SMC 17C.230.200, the number of vehicle off street parking spaces that would be required before this reduction is applied is the figure that is used.)~~

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

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

Section 15. That Section 17C.230.110 SMC is amended to read as follows:
Section 17C.230.110 Minimum Required Parking Spaces

~~((A. Purpose.~~

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

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

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

~~2. Joint Use Parking.~~

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

~~a. The names and addresses of the uses and of the owners or tenants that are sharing the parking.~~

~~b. The location and number of parking spaces that are being shared.~~

~~c. An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses; and~~

~~d. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.~~

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

~~4. Existing Uses.~~

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

~~a. the site to which a building is relocated must provide the required spaces; and~~

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

~~5. Change of Use.~~

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

~~a. If the proposed use does not generate the requirement for greater than five additional parking spaces more than the most recent use then no additional parking spaces must be added.~~

~~b. For example, a non conforming building with no off street parking spaces most recently contained an office use that if built today would require three off street parking spaces. The use of the building is proposed to be changed to a restaurant that would normally require six spaces. The three spaces that would be required of the existing office use are subtracted from the required number of parking spaces for the proposed restaurant use. The remainder is three spaces. Since the three new spaces is less than five spaces no off street parking spaces would be required to be installed in order to change the use of the building from an office use to a restaurant use.~~

~~6. Uses Not Mentioned.~~

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

~~C. Carpool Parking.~~

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

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

A. No Minimum Required.

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

B. Conditional Use.

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

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

Section 17C.230.120 Maximum Required Parking Spaces

A. Purpose.

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

B. Maximum Number of Parking Spaces Allowed.

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

1. Surface Parking.
The maximum number of parking spaces allowed is stated in Table ((17C.230.120-1 and Table 17C.230.130-4)) 17C.230.020-1, except as specified in subsection (B)(2) of this section.
2. Structure Parking.
Parking provided within a building or parking structure is not counted when calculating the maximum parking allowed.

((

TABLE 17C.230.120-1 PARKING SPACES BY ZONE [1] (Refer to Table 17C.230.130-1 for Parking Spaces Standards by Use)		
ZONE	SPECIFIC USES	REQUIREMENT
RA, R1, R2, RMF, RHD	All Land Uses	Minimum and maximum standards are shown in Table <u>17C.230.130-1</u> .
O, OR, NR, NMU, CB, GC, Industrial		
CC1, CC2, CC3, CC4 [2]	Nonresidential	There is no minimum parking requirement. Maximum ratio is 4 stalls per 1,000 gross square feet of floor area.
	Residential	There is no minimum parking requirement. Maximum ratio is 4 stalls per 1,000 gross square feet of floor area.
Downtown [2]	Nonresidential	There is no minimum parking requirement. Maximum ratio is 3 stalls per 1,000 gross square feet of floor area.
	Residential	There is no minimum parking requirement. Maximum ratio is 3 stalls per 1,000 gross square feet of floor area.
FBC [2]	All Land Uses	See <u>SMC 17C.123.040</u> , Hamilton Form Based Code for off-street parking requirements.
Overlay	All Land Uses	No off-street parking is required. See the <u>No Off-Street Parking Required Overlay Zone Map 17C.230-M2</u> and <u>No Off-Street Parking Required Overlay Zone Map 17C.230-M3</u> .
[1] Standards in a plan district or overlay zone may supersede the standards of this table. [2] See exceptions in <u>SMC 17C.230.130</u> , CC and Downtown Zone Parking Exceptions.		

))

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

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

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

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

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

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

~~E. Attached Housing:~~

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

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

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

TABLE 17C.230.130-1			
PARKING SPACES BY USE [1]			
(Refer to Table 17C.230.120-1 for Parking Space Standards by Zone)			
CU = Conditional Use			
RESIDENTIAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Group Living	-	None	None
Residential Household Living	-	None	None

COMMERCIAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Adult Business	-	None	1 per 200 sq. ft. of floor area
Commercial Outdoor Recreation	-	None	30 per acre of site
Commercial Parking	-	Not applicable	None
Drive-through Facility	-	Not applicable	None
Major Event Entertainment	-	None	1 per 5 seats or per CU review
Office	General Office	None	1 per 200 sq. ft. of floor area
	Medical/Dental Office	None	1 per 200 sq. ft. of floor area
Quick Vehicle Servicing	-	None	1 per 200 sq. ft. of floor area
Retail Sales and Service	Retail, Personal Service, Repair-oriented	None	1 per 200 sq. ft. of floor area
	Restaurants and Bars	None	1 per 60 sq. ft. of floor area
	Health Clubs, Gyms, Lodges, Meeting Rooms and similar continuous entertainment, such as Arcades and Bowling Alleys	None	1 per 180 sq. ft. of floor area
	Temporary Lodging	None	1.5 per rentable room; for associated uses such as Restaurants, see above
	Theaters	None	1 per 2.7 seats or 1 per 4 feet of bench area
	Retail sales and services of large items, such as appliances, furniture and equipment	None	1 per 200 sq. ft. of floor area
Mini-storage Facilities	-	None	Same as Warehouse and Freight Movement
Vehicle Repair	-	None	1 per 200 sq. ft. of floor area

INDUSTRIAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Industrial Services, Railroad Yards, Wholesale Sales	-	None	1 per 200 sq. ft. of floor area
Manufacturing and Production	-	None	1 per 200 sq. ft. of floor area
Warehouse and Freight Movement	-	None	1 per 200 sq. ft. of floor area
Waste-related	-	Per CU review	Per CU review

INSTITUTIONAL CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Basic Utilities	-	None	None
Colleges	-	None	1 per 200 sq. ft. of floor area exclusive of dormitories, plus 1 per 2.6 dorm room
Community Service	-	None	1 per 200 sq. ft. of floor area
Daycare	-	None	1 per 200 sq. ft. of floor area
Medical Centers	-	None	1 per 200 sq. ft. of floor area
Parks and Open Areas	-	None	Per CU review for active areas
Religious Institutions	-	None	1 per 60 sq. ft. of main assembly area
Schools	Grade, Elementary, Junior High	None	2.5 per classroom
	High School	None	10.5 per classroom
OTHER CATEGORIES			
USE CATEGORIES	SPECIFIC USES	MINIMUM PARKING	MAXIMUM PARKING
Agriculture	-	None or per CU review	None or per CU review
Aviation and Surface Passenger Terminals	-	Per CU review	Per CU review
Detention Facilities	-	Per CU review	Per CU review
Essential Public Facilities	-	Per CU review	Per CU review
Wireless Communication Facilities	-	None or per CU review	None or per CU review
Rail Lines and Utility Corridors	-	None	None
[1] The Planning Director may approve different amounts of parking spaces under the exceptions listed in SMC 17C.230.130.			

))

Section 18. That Section 17C.230.140 SMC is amended to read as follows:
Section 17C.230.140 Development Standards

A. Purpose.

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

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

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

C. Improvements.

1. Paving.

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

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

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

2. Striping.

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

3. Protective Curbs Around Landscaping.

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

D. Stormwater Management.

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

E. Parking Area Layout.

1. Access to Parking Spaces.

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

2. Parking Space and Aisle Dimensions.

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

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

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

3. Parking for Disabled Persons.

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

- a. Dimensions of disabled person parking spaces and access aisles.
- b. The minimum number of disabled person parking spaces required.
- c. Location of disabled person parking spaces and circulation routes.
- d. Curb cuts and ramps including slope, width and location; and
- e. Signage and pavement markings.

4. A portion of a standard parking space may be landscaped instead of paved, as follows:

- a. The landscaped area may be up to two feet of the front of the space as measured from a line parallel to the direction of the bumper of a vehicle using the space, as shown in Figure ((17C.230-3)) 17C.230.140-1. Any vehicle overhang must be free from interference from sidewalks, landscaping, or other required elements.

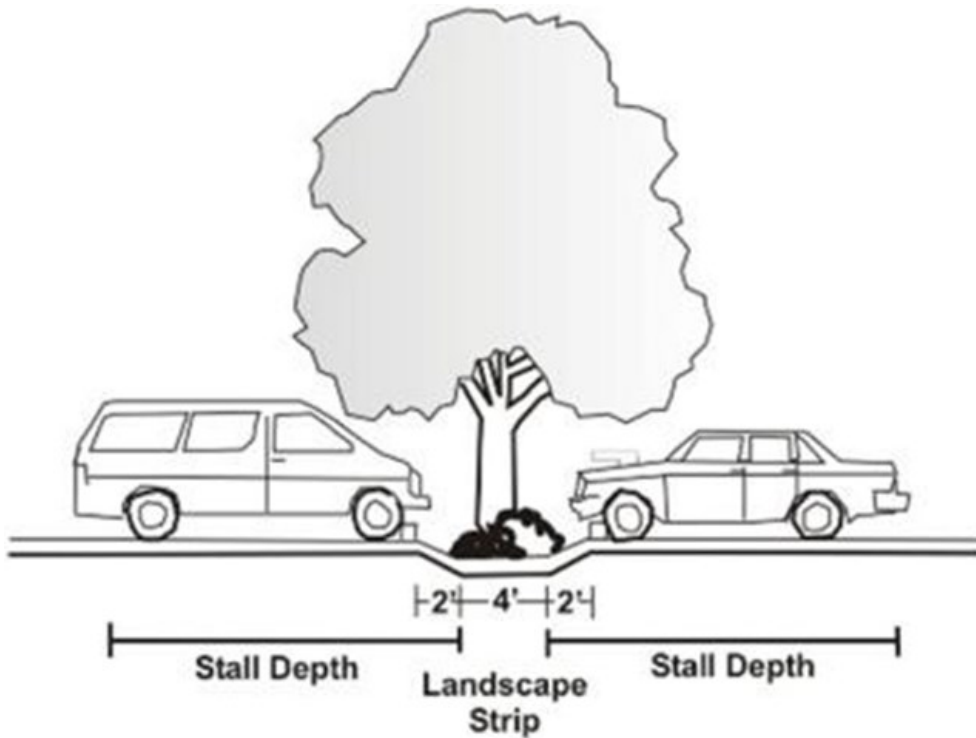


Figure 17C.230-3 Landscaped area at front of parking space

Note: Remove image and replace with the one below.

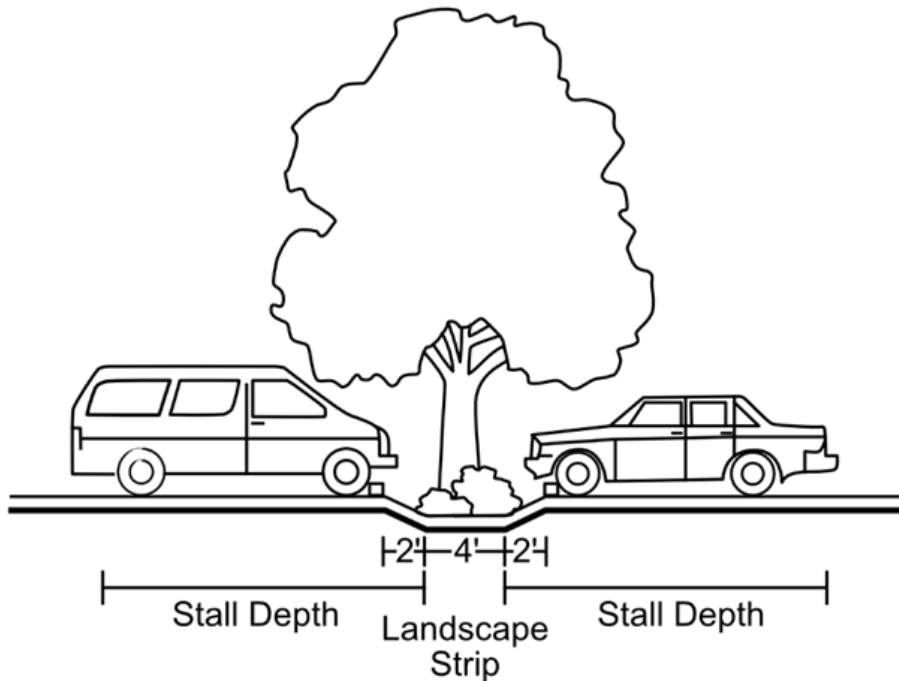


Figure 17C.230-3 Landscaped area at front of parking space

Note: Insert above image.

- b. Landscaping must be ground cover plants; and
 - c. The landscaped area counts toward parking lot interior landscaping requirements and toward any overall site landscaping requirements. However, the landscaped area does not count toward perimeter landscaping requirements.
5. Engineering Services Department Review.
The engineering services department reviews the layout of parking areas for compliance with the curb cut and access restrictions of chapter 17H.010 SMC.

((

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

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

))

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

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

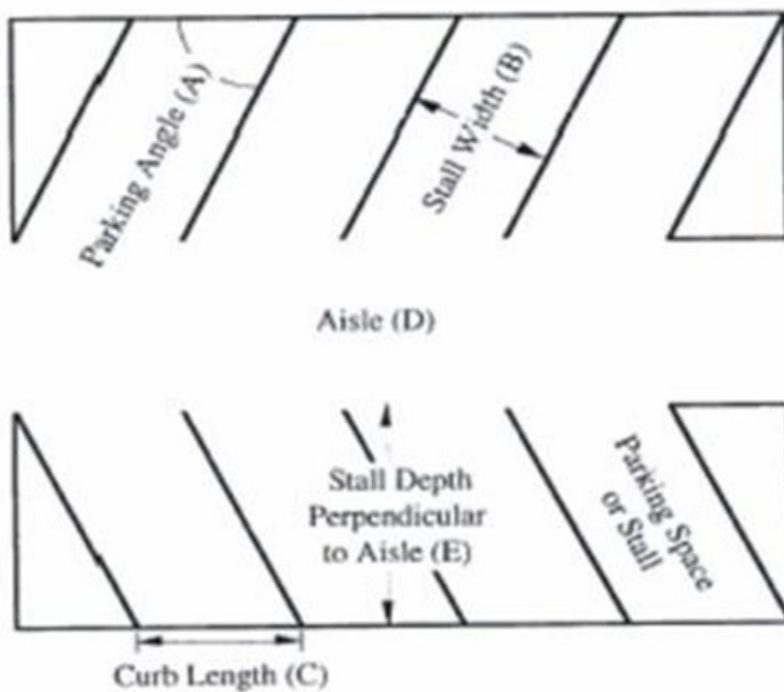


Figure 17C.230-4 Parking Dimension Factors

Note: Remove above graphic and replace with the one below.

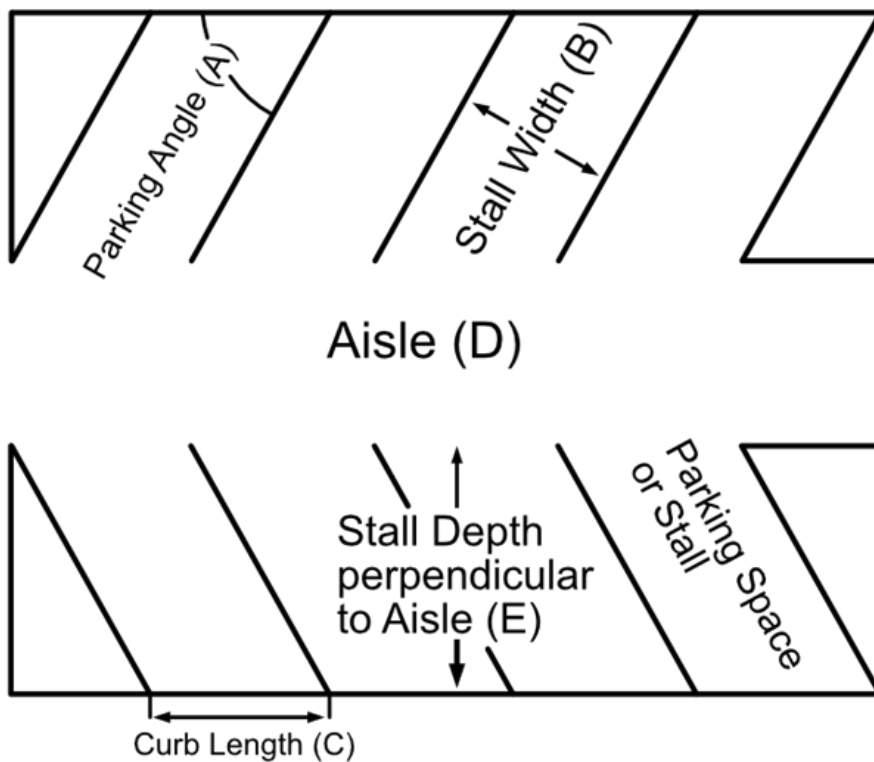
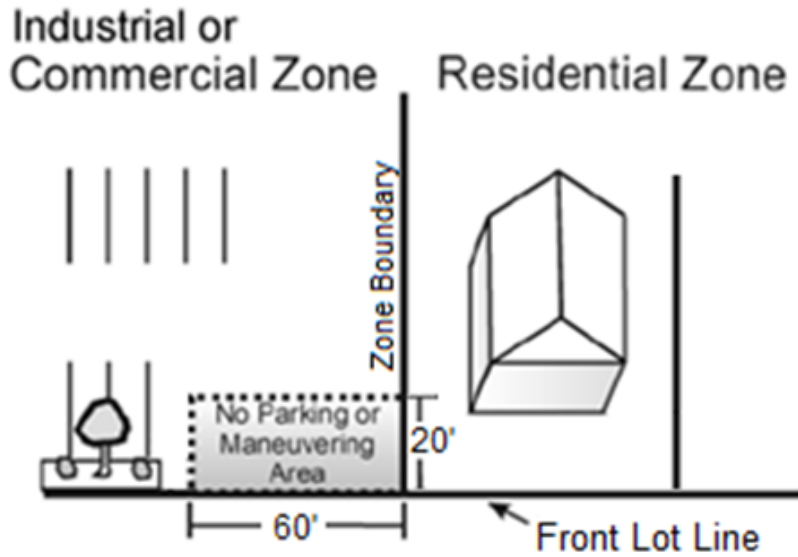


Figure 17C.230-4 Parking Dimension Factors

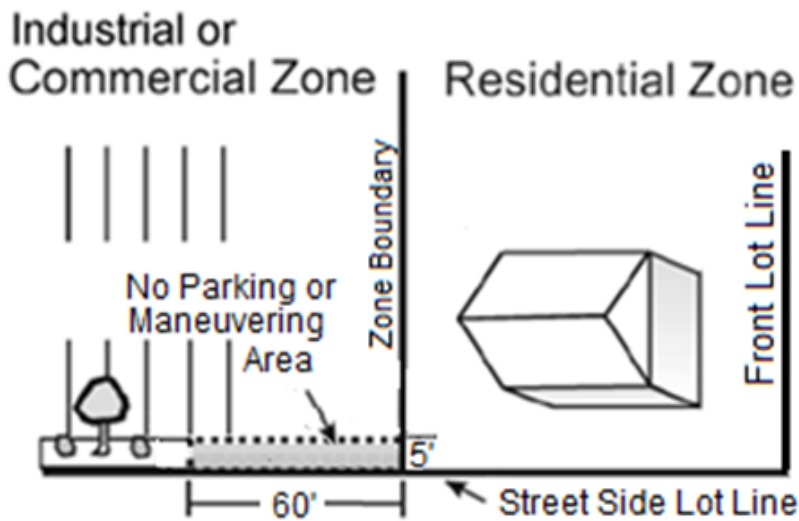
Note: Insert above graphic

F. Parking Area Setbacks and Landscaping.

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



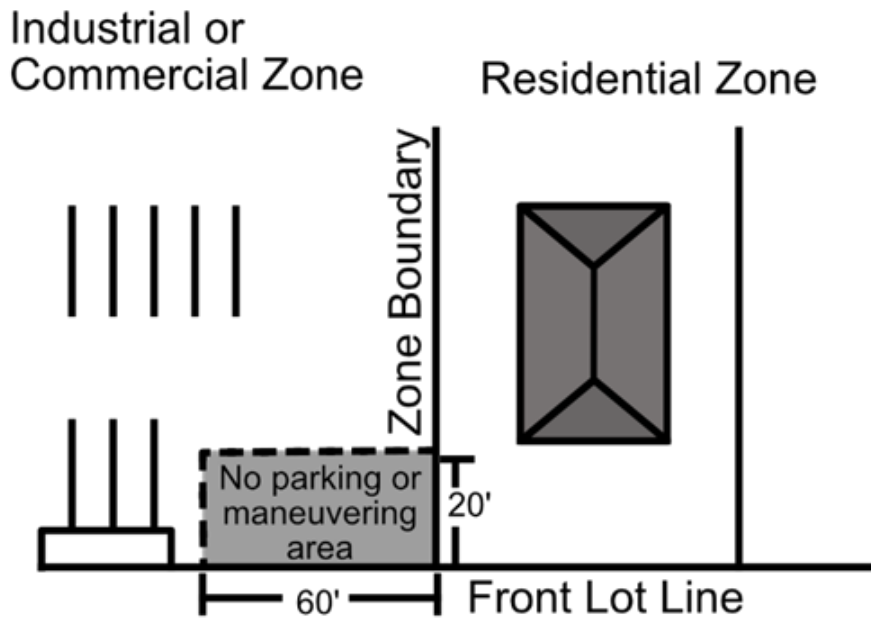
A. Setback adjacent to front lot line.



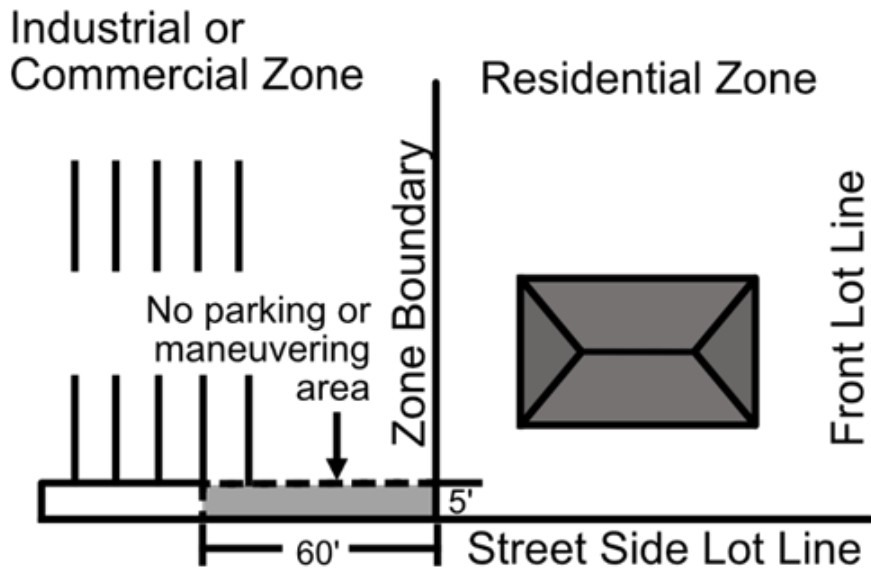
B. Setback adjacent to street side lot line.

Figure 17C.230-5 Parking Area Setback

Note: Remove above graphic and replace with the one below.



A. Setback adjacent to front lot line



B. Setback adjacent to street lot line.

Figure 17C.230-5 Parking Area Setback

Note: Insert above graphic.

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

Section 19. That Section 17G.080.040 SMC is amended to read as follows:
Section 17G.080.040 Short Subdivisions

A. Predevelopment Meeting

A predevelopment meeting is recommended ~~((for all other proposals))~~ for new short subdivisions prior to submittal of the application. The purpose of a predevelopment meeting is to acquaint the applicant with the applicable provisions of this chapter, minimum submission requirements and other plans or regulations, which may impact the proposal.

B. Preliminary Short Plat Application and Map Requirements

1. Applications for approval of a preliminary short subdivision shall be filed with the director. All applications shall be submitted on forms provided for such purpose by the department. The director may waive specific submittal requirements determined to be unnecessary for review of the application. The application shall include the following:
 - a. The general application.
 - b. The supplemental application.
 - c. The environmental checklist, if required under chapter 17E.050 SMC.
 - d. Title report no older than thirty days from issuance from the title company.
 - e. The filing fees as required under chapter 8.02 SMC.
 - f. ~~((The required number of documents, plans or maps))~~ One electronic copy of the proposed preliminary plat map drawn to a minimum scale of one-inch equals one hundred feet~~((, on a sheet twenty four by thirty six inches, as set forth in the application checklist)).~~
 - g. A written narrative identifying consistency with the applicable policies, regulations and criteria for approval of the permit requested; and
 - h. Additional application information which may be requested by the permitting department and may include, but is not limited to, the following: geotechnical studies, hydrologic studies, critical area studies, noise studies, air quality studies, visual analysis and transportation impact studies.
 - i. One copy of the predevelopment conference notes (if applicable); and
 - j. One copy of the notification district map, if required.
2. Contents of Preliminary Short Plat Map
The preliminary short plat shall be prepared by a land surveyor and shall show the following:
 - a. Plat name and the name of any subdivision to be replatted.
 - b. The name, mailing address and phone number of the owner and the person with whom official contact should be made regarding the application.
 - c. Surveyor's name, mailing address, and phone number.
 - d. Legal description.
 - e. Section, township, and ~~((rang))~~ range
 - f. Vicinity map.
 - g. North arrow, scale and date.
 - h. Datum plane.
 - i. Acreage.
 - j. Number of lots, proposed density, and number of housing units.
 - k. Zoning designation.
 - l. The boundary lines of the proposed subdivision.
 - m. City limits and section lines.
 - n. Park or open space (if proposed).
 - o. Existing topography at two-foot maximum interval.
 - p. The boundaries and approximate dimensions of all blocks and lots, along with the following information:
 - i. the numbers proposed to be assigned each lot and block;
 - ii. the dimensions, square footage, and acreage of all proposed lots and tracts; and
 - iii. for residential lots zoned R1 or R2, the ~~((proposed Middle Housing types, included single-unit detached houses, and))~~ total number of proposed units on ~~((all))~~ each proposed ((lots)) lot.
 - q. Proposed names of streets.
 - r. The location and widths of streets, alleys, rights-of-way, easements (both public and private), turn around and emergency access, parks and open spaces.
 - s. Conditions of adjacent property, platted or unplatted, and if platted, giving the name of the subdivision. If the proposed short plat is the subdivision of a portion of an existing plat, the approximate lines of the existing plat are to be shown along with any and all recorded covenants and easement
 - t. The names and address of the record owners and taxpayers of each parcel adjoining the subdivision.
 - u. Indicate any street grades in excess of eight percent.
 - v. The location and, where ascertainable, sizes of all permanent buildings, wells, wellhead protection areas, sewage disposal systems, water courses, bodies of water, flood zones, culverts, bridges, structures, overhead and underground utilities, railroad lines, and other features existing upon, over or under the land proposed to be subdivided, and identifying any which are to be retained or removed.

- w. Proposed one-foot strips for right-of-way conveyed to the City, in cases where a proposed public street or alley abuts unplatted land.
- x. If a body of water forms the boundary of the plat, the ordinary high water mark as defined in chapter 90.58 RCW.
- y. Critical areas as defined in chapters 17E.020, 17E.030, 17E.070 and 17G.030 SMC.
- z. Significant historic, cultural or archaeological resources; and
- aa. If the proposal is located in an irrigation district, the irrigation district name.

C. Review of Preliminary Short Plat

1. The application shall be reviewed in accordance with the procedures set forth in chapter 17G.061 SMC for a Type II application, except an application that meets the requirements for minor engineering review as provided in subsection (2) of this section shall be excluded from the public notice requirements contained in SMC 17G.06210 and public comment period under SMC 17G.061.220.
2. Minor Engineering Review.
 - a. A preliminary short plat application may qualify for a Minor Engineering Review if it meets all of the following conditions:
 - i. The application is categorically exempt from chapter 43.21C RCW (SEPA);
 - ii. There is direct water and sewer main lot frontage on an existing and improved public right-of-way;
 - iii. No extensions of public water, sewer, or other utility services will be needed;
 - iv. No public easements for water, sewer, or other utility service exists on the lot;
 - v. The lot is not situated in a Special Drainage District as defined in SMC 17D.060.130; and
 - vi. Public utility mains do not exist on the lot.
 - b. The City Engineer is authorized to ~~((waiver))~~ waive conditions ii through vi of ~~((the subsection))~~ subsection (a) if the application substantially meets the intent of the Minor Engineering Review.

D. Public Notice And Public Comment.

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

1. Exceptions.
 - a. A short plat that meets the requirements of Minor Engineering Review as provided in subsection (C)(2) of this section shall not require a notice of application.
 - b. A short plat that is categorically exempt from SEPA and results in four or fewer lots shall not require a posted or signed notice of application.

E. Preliminary Short Plat Approval Criteria.

Prior to approval of a short plat application, the director shall find the application to be in the public use and interest, conform to applicable land use controls and the comprehensive plan of the City, and the approval criteria set forth in chapter 17G.061 SMC. The director has the authority to approve or disapprove a proposed preliminary short plat under the provisions of this chapter, subject to appeal as provided in chapters 17F.050 and 17G.061 SMC.

F. Final Short Plat Review Procedure

1. The subdivider shall submit to the director for review the following:
 - a. A final short plat, prepared by a registered land surveyor licensed in the state of Washington, consistent with the approved preliminary short plat.
 - b. A title report less than thirty days old confirming that the title of the lands as described and shown on said plat is in the name of the owners signing the certificate or instrument of dedication.
 - c. Covenants, conditions and restrictions, if applicable; and
 - d. Fees pursuant to chapter 8.02 SMC.
2. Within thirty days, unless the applicant has consented to a longer period of time, of receipt of a proposed final short plat, the director shall review the plat for conformance with all conditions of the preliminary short plat approval, the requirements of this chapter and that arrangements have been made to insure the construction of required improvements. If all such conditions are met, the director shall approve the final short plat and authorize the recording of the plat. If all conditions are not met, the director shall provide the applicant in writing a statement of the necessary changes to bring the final short plat into conformance with the conditions.
 - a. If the final short plat is required to be resubmitted, the subdivider is required to provide the following:
 - b. A cover letter addressing the corrections, additions or modifications required.
 - c. Title report no older than thirty days from issuance of a title company conforming that the title of the lands as described and shown on said plat is in the name of the owners signing the certificate or instrument of dedication; and
 - d. The required number of copies of the corrected final short plat map.

3. If the final short plat is approved, the surveyor causes the plat to be signed by the Spokane county treasurer and file of record with the Spokane county auditor. The surveyor is required to file the appropriate number of mylar and bond copies of the recorded short plat with the director.

G. Final Short Plat Map Requirements

The subdivider shall submit to the director a final short plat in the same form and with the same content as the preliminary short plat, as provided in subsections (B)(1) and (2) of this section, with the following exceptions or additional requirements:

1. A final short plat shall contain all the information required of the preliminary plat, except the following:
 - a. Show existing buildings.
 - b. Show existing utility lines and underground structures.
 - c. Show the topographical elevations; or
 - d. Contain the names and addresses of adjoining landowners.
2. The final short plat shall include the following:
 - a. Surveyor's certificate, stamp, date and signature, as follows:
The following land surveyor's certificate to be shown on each sheet of the plat: "I, _____ registered land surveyor, hereby certify the plat of _____, as shown hereon, is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown and that all non fronting lot corners are set as shown on the plat. Monuments and fronting lot corners shall be set upon completion of the utility and street improvements.

Signed _____(Seal)"

- b. A certification by the city treasurer, as applicable:
 - i. "I hereby certify that the land described by this plat, as of the date of this certification, is not subject to any local improvement assessments. Examined and approved, this _____ day of _____, 20__.

City of Spokane Treasurer"

- ii. "I hereby certify that the land described by this plat, as of the date of this certificate, is not subject to any delinquent local improvement assessment. Future installments, if any, shall remain due and payable and it shall be the responsibility of the owners to initiate the segregation of the LID assessment. Examined and approved, this _____ day of _____, 20__.

City of Spokane Treasurer"

- iii. "A preliminary local improvement assessment exists against this property. It shall be the responsibility of the owner's to initiate the segregation of the LID assessment. After this assessment is finalized, it shall be due and payable. Examined and approved this _____ day of _____, 20__.

City of Spokane Treasurer"

- c. The certification by the planning director, as follows:
"This plat has been reviewed on this _____ day of _____, 20__ and is found to be in full compliance with all the conditions of approval stipulated in the Hearing Examiner's/Planning Director's approval of the preliminary plat # - -PP/SP.

City of Spokane Planning Director"

- d. The certification by the city engineer, as follows:

"Approved as to compliance with the survey data, the design of public works and provisions made for constructing the improvements and permanent control monuments this _____ day of _____, 20__.

City of Spokane Engineer"

- e. The certification by the Spokane county treasurer, as follows:

"I hereby certify that the land described in this plat, as of the date of this certification, is not subject to any outstanding fees or assessments. Examined and approved _____ day of _____, 20__.

Spokane County Treasurer"

- f. The certification by the Spokane county auditor on each page of the final short plat including the time, date, book and page number of the recording of the final mylar.
- g. Signature of every owner certifying that:
 - i. the plat is made with the free consent and in accordance with the desires of the owners of the land;
 - ii. the plat is made with the free consent and in accordance with the desires of the owners of the land;
 - iii. the owners are the owners of the property and the only parties having interest in the land and is not encumbered by any delinquent taxes or assessments;
 - iv. the owners adopt the plan of lots, blocks and streets shown;
 - v. owner dedicates to the City and the City's permittees the easements shown for utilities and cable television purposes;
 - vi. owner dedicates to the City the streets, alleys and other public places, including slope and construction easements and waives all claims for damages against any governmental authority including, without limitation, the City which may be occasioned to the adjacent land by the establishment, construction, drainage and maintenance of any public way so dedicated; and
 - vii. owner conveys to the City as general City property the buffer strips adjoining unplatted property.
- h. The drawing shall:
 - i. be a legibly drawn, printed or reproduced permanent map;
 - ii. if more than one sheet is required, each sheet shall show sheet numbers for the total sheets;
 - iii. have margins that comply with the standards of the Spokane county auditor;
 - iv. show in dashed lines the existing plat being replatted, if applicable;
 - v. show monuments in accordance with SMC 17G.080.020(H)(1);
 - vi. include any other information required by the conditions of approval; and
 - vii. include any special statements of approval required from governmental agencies, including those pertaining to flood hazard areas, shorelines, critical areas and connections to adjacent state highways.

H. Filing.

Once the final plat has been reviewed, approved and signed by the applicable departments, the applicant shall file the final short plat with the county auditor within ten days of approval. No permits shall be issued for a proposed lot until the required conformed copies of the short plat have been submitted to the planning services department.

I. Redivision.

No land within the boundaries of a short subdivision may be further divided in any manner which will create additional lots within a period of five years except by subdivision in accordance with SMC 17G.080.050.

Section 20. That Section 17G.080.065 SMC is amended to read as follows:

Section 17G.080.065 Unit Lot Subdivisions

A. Purpose.

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

B. Applicability.

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

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

4. A ~~((unit lot subdivision))~~ Unit Lot Subdivision may be combined with a subdivision or short subdivision so long as the portion of the development utilizing this section meets the ~~((requirements))~~ standards of this section and the additional requirements of subsection (E).

C. Application Procedure.

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

D. General Regulations.

1. ~~((A unit lot subdivision shall meet development standards applicable to the parent lot's zoning, including but not limited to))~~ The parent site as a whole shall meet all applicable development standards with respect to its surroundings, including but not limited to:
- Setbacks;
 - ~~((Lot size))~~ Building coverage;
 - Design standards;
 - ~~((e))~~d. ((Building)) Street frontage; and
 - ~~((d))~~e. ((Floor area ratio)) Density;
2. So long as the parent site meets the applicable standards as a whole, each child lot may deviate from site development standards including but not limited to:
- Setbacks;
 - Building coverage;
 - Street frontage; and
 - Density.
- ~~((2))~~3. All buildings shall meet all applicable provisions of the building and fire code;
- ~~((3))~~4. Lots created through a ~~((unit lot subdivision))~~ Unit Lot Subdivision shall be subject to all applicable requirements of Title 17 SMC, except as otherwise modified by this section;
- ~~((4))~~5. Each child lot's area and width for purposes of subdivision may be as small as the footprint of the building situated upon it, subject to the requirements of the building and fire code;
- ~~((5))~~6. Portions of the parent site ~~((not subdivided for child lots))~~ designated for common use shall be identified as Tracts or other common space and owned in common by the owners of the child lots or a larger collective organization. For example, a homeowners association comprised of the owners of the child lots located within the parent site. This requirement shall be included in deed restrictions as required in subsection ~~((E))~~ (F) of this section;
- ~~((6))~~7. The parent site and each child lot shall make adequate provisions for ingress, egress, and utility access to and from each lot created by reserving such common areas or other easements over and across the parent site as deemed necessary to comply with all other design and development standards generally applicable to the underlying site development plan.
- ~~((7))~~8. Separation requirements for utilities ~~((must))~~ shall be met.
- ~~((8))~~9. Driveways providing vehicle access to lots shall not serve more than nine (9) units unless approved by the City Engineer.

E. Combining with Other Platting Types.

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

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

~~((E))~~F. Recording.

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

- e. A note that additional development of the individual lots may be limited as a result of the application of development standards to the parent ~~((sit))~~ site.
- 2. The legal description of each lot shall identify it as part of a unit lot subdivision.

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

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

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

Note: Exhibit A and Exhibit B referenced in ORD C36629 are both on file for review in the Office of the City Clerk.

Passed by City Council January 27, 2025
Delivered to Mayor January 29, 2025

Job Opportunities

We are an equal opportunity employer and value diversity within our organization. We do not discriminate on the basis of race, religion, color, national origin, gender identity, sexual orientation, age, marital status, familial status, genetic information, veteran/military status, or disability status.

AMENDMENT

**AMENDMENT
PRINCIPAL PLANNER**

AMENDMENT

SPN 260

(Announcement of 01/20/2025)

The above titled announcement is hereby amended to read:

EXAMINATION DETAILS:

Training and Experience examination links with instructions will be emailed prior to 12:00 a.m. Pacific Time on the start date and will expire at 11:59 p.m. on the due date as listed below. Keep in mind that the test link will be emailed from City of Spokane (info@governmentjobs.com).

- Applicants who apply and meet the minimum qualifications between Monday, January 20, 2025, and Monday, February 17, 2025, will test Thursday, February 20, 2025, through Monday, February 24, 2025.

SENIOR ENGINEER SPN 233
Open Entry

DATE OPEN: Monday, February 3, 2025

DATE CLOSED: Monday, February 17, 2025

SALARY: \$92,811.60 annual salary, payable bi-weekly, to a maximum of \$132,045.12

DESCRIPTION:

Performs work in planning, preliminary engineering, design, and construction of several concurrent Public Works projects and systems, normally as a team leader.

DUTIES:

- Plans, schedules, conducts, or coordinates detailed phases of the engineering work in a part of a major public works or utility project or in a total project of moderate scope.
- Supervises and gives technical advice, guidance, and direction to a project team concerning engineering feasibility, design, or construction of a project.
- Coordinates and participates in the preparation of technical reports.

- Reviews plans, design drawings, and specifications of consultant engineers for conformity with City Design Standards, policies, regulations, and ordinances.
- May conduct or participate in hearings, public meetings, and conferences which concern Public Works projects, policies, or regulations. Prepares and presents written or oral project status reports to supervisors and City management.
- Operates an automobile, drafting equipment, telephone, computer, reprographic equipment, and calculator.
- Performs related work as required.

HYDRAULIC AND HYDROLOGIC ANALYSIS (designated positions)

- Performs complex analysis for combined and separated sewer systems, and water systems.
- Develops and calibrates the analysis procedures for hydrologic/hydraulic investigation to determine sizing of conveyance pipes, tanks, combined sewer overflow facilities.
- Develops and documents water and wastewater flow projections to assess future facility needs.

MINIMUM QUALIFICATIONS:

Open Entry Requirements:

(Open-entry applicants must meet all requirements at the time of application.)

- *Education:* Possession of a Professional Engineering certificate as a Civil Engineer. (Applicants from other states must possess P.E. certification as a Civil Engineer and obtain Washington certification within six months from time of employment.)
- *Experience:* Four years of Public Works type planning, design, or construction engineering experience; and two years of applicable supervisory experience.
- *Substitution:* A master's degree in Engineering may substitute for one year of experience.
- *License:* Possession of a valid driver's license or evidence of equivalent mobility.

Note:

- In order to receive credit for education or training, you must attach copies of your transcripts, diploma, or relevant certificates to your online application.
- Recruiting for Engineers other than Civil will be conducted as needed.
- Individual selected for position in the Solid Waste Management Department must obtain certification as a Manager of Landfill Operations within one year of appointment

EXAMINATION DETAILS:

For information on what to expect with the hiring process, a test information guide, and frequently asked questions, please visit our website.

Applicants must meet the minimum qualifications and pass the examination for this position to be eligible for hire.

Qualified applicants are encouraged to apply immediately. All applicants must complete and submit a City of Spokane employment application online by 4:00 p.m. on the filing cut-off date.

Upon request, at time of application, the City will provide alternative accessible tests to individuals with disabilities that impair manual, sensory, or speaking skills needed to take the test, unless the test is intended to measure those skills.

The examination will consist of a Training and Experience Evaluation (T&E), with scoring weight assigned as follows:

- T&E 100%

T&E EVALUATION DETAILS

- All applicants must submit both the City of Spokane online employment application and the separate T&E form in order to be considered.
- Download the T&E form at the following link: **Senior Engineer T&E**
- You may attach the T&E to your online profile at the time of application. Alternately, you may return the T&E form via e-mail or physical mail per the instructions on the form.
- **You must return the T&E form before the end of the recruiting period (February 17, 2025, at 4:00 p.m.) in order to be considered.**

T&E COMPLETION GUIDELINES

- Responses to your T&E questions should be consistent with the information given in your application details. Answers are subject to verification.
- Failure to complete all of the questions or incomplete responses will result in a lower score; therefore, it is advantageous for you to provide a full and complete response to each supplemental question.
- Resumes will not be accepted in lieu of completing each question online.
- "See Resume" or "See above," etc., are not qualifying responses and will not be considered.

TO APPLY:

An application is required for promotional applicants. Applications must be completed online at: <http://my.spokanecity.org/jobs> by 4:00 p.m. on the filing cut-off date. Copies of required additional documents may be attached to your application or submitted via any of the following:

- Email: civilservice@spokanecity.org with Job Title – Applicant Name in the subject line of the email
- In person or mail to: Civil Service Commission, 4th Floor-City Hall, 808 W. Spokane Falls Blvd., Spokane, WA 99201

Please contact our office at 509-625-6160 immediately if you have any difficulties submitting your application.

By order of the SPOKANE CIVIL SERVICE COMMISSION, dated at Spokane, Washington, this 28th day of January 2025.

SCOTT STEPHENS
Chair

KELSEY PEARSON
Chief Examiner

SENIOR ENGINEER SPN 233
Promotional

DATE OPEN: Monday, February 3, 2025

DATE CLOSED: Monday, February 17, 2025

SALARY: \$92,811.60 annual salary, payable bi-weekly, to a maximum of \$132,045.12

DESCRIPTION:

Performs work in planning, preliminary engineering, design, and construction of several concurrent Public Works projects and systems, normally as a team leader.

DUTIES:

- Plans, schedules, conducts, or coordinates detailed phases of the engineering work in a part of a major public works or utility project or in a total project of moderate scope.
- Supervises and gives technical advice, guidance, and direction to a project team concerning engineering feasibility, design, or construction of a project.
- Coordinates and participates in the preparation of technical reports.
- Reviews plans, design drawings, and specifications of consultant engineers for conformity with City Design Standards, policies, regulations, and ordinances.
- May conduct or participate in hearings, public meetings, and conferences which concern Public Works projects, policies, or regulations. Prepares and presents written or oral project status reports to supervisors and City management.
- Operates an automobile, drafting equipment, telephone, computer, reprographic equipment, and calculator.
- Performs related work as required.

HYDRAULIC AND HYDROLOGIC ANALYSIS (designated positions)

- Performs complex analysis for combined and separated sewer systems, and water systems.
- Develops and calibrates the analysis procedures for hydrologic/hydraulic investigation to determine sizing of conveyance pipes, tanks, combined sewer overflow facilities.
- Develops and documents water and wastewater flow projections to assess future facility needs.

MINIMUM QUALIFICATIONS:**Promotional Requirements:**

(Current employees of the City of Spokane may meet the promotional requirements. All promotional requirements must be met at the date of the examination.)

- *Experience:* Two years of experience with the City in the classification of an Associate Engineer (SPN: 232).
- *Education:* Must possess a certificate of registration as a Professional Engineer in the State of Washington.
- *License:* Possession of a valid driver's license or evidence of equivalent mobility.

Note: Current City of Spokane employees who have completed initial probation and are within the line of progression, can apply to this promotion if they meet the open entry requirements, per Civil Service Rule VI, Section 3.

Open Entry Requirements:

(Open-entry applicants must meet all requirements at the time of application.)

- *Education:* Possession of a Professional Engineering certificate as a Civil Engineer. (Applicants from other states must possess P.E. certification as a Civil Engineer and obtain Washington certification within six months from time of employment.)
- *Experience:* Four years of Public Works type planning, design, or construction engineering experience; and two years of applicable supervisory experience.

- *Substitution:* A master's degree in Engineering may substitute for one year of experience.
- *License:* Possession of a valid driver's license or evidence of equivalent mobility.

Note:

- In order to receive credit for education or training, you must attach copies of your transcripts, diploma, or relevant certificates to your online application.
- Recruiting for Engineers other than Civil will be conducted as needed.
- Individual selected for position in the Solid Waste Management Department must obtain certification as a Manager of Landfill Operations within one year of appointment.

EXAMINATION DETAILS:

For information on what to expect with the hiring process, a test information guide, and frequently asked questions, please visit our website.

Applicants must meet the minimum qualifications and pass the examination for this position to be eligible for hire.

Qualified applicants are encouraged to apply immediately. All applicants must complete and submit a City of Spokane employment application online by 4:00 p.m. on the filing cut-off date.

Upon request, at time of application, the City will provide alternative accessible tests to individuals with disabilities that impair manual, sensory, or speaking skills needed to take the test, unless the test is intended to measure those skills.

The examination will consist of a Training and Experience Evaluation (T&E), with scoring weight assigned as follows:

- T&E 100%

T&E EVALUATION DETAILS

- All applicants must submit both the City of Spokane online employment application and the separate T&E form in order to be considered.
- Download the T&E form at the following link: **Senior Engineer T&E**
- You may attach the T&E to your online profile at the time of application. Alternately, you may return the T&E form via e-mail or physical mail per the instructions on the form.
- **You must return the T&E form before the end of the recruiting period (February 17, 2025, at 4:00 p.m.) in order to be considered.**

T&E COMPLETION GUIDELINES

- Responses to your T&E questions should be consistent with the information given in your application details. Answers are subject to verification.
- Failure to complete all of the questions or incomplete responses will result in a lower score; therefore, it is advantageous for you to provide a full and complete response to each supplemental question.
- Resumes will not be accepted in lieu of completing each question online.
- "See Resume" or "See above," etc., are not qualifying responses and will not be considered.

TO APPLY:

An application is required for promotional applicants. Applications must be completed online at: <http://my.spokanecity.org/jobs> by 4:00 p.m. on the filing cut-off date. Copies of required additional documents may be attached to your application or submitted via any of the following:

- Email: civilservice@spokanecity.org with Job Title – Applicant Name in the subject line of the email
- In person or mail to: Civil Service Commission, 4th Floor-City Hall, 808 W. Spokane Falls Blvd., Spokane, WA 99201

Please contact our office at 509-625-6160 immediately if you have any difficulties submitting your application.

By order of the SPOKANE CIVIL SERVICE COMMISSION, dated at Spokane, Washington, this 28th day of January 2025.

SCOTT STEPHENS
Chair

KELSEY PEARSON
Chief Examiner

SIGN PAINTER SPN 612

Open Entry

DATE OPEN: Monday, February 3, 2025**DATE CLOSED: Monday, February 17, 2025****SALARY: \$55,561.68 annual salary, payable bi-weekly, to a maximum of \$88,927.92****CLASS SUMMARY:**

Performs fully skilled work at the journey level in design and fabrication of all regulatory, warning, guide, and informational signs for the motoring public within the City limits of Spokane.

EXAMPLES OF JOB FUNCTIONS:

- Fabricates signs using an aluminum blank, reflective material, silk screen in enamel, or computer generated acrylics. Designs graphic layouts to Fabrication Manual specifications.
- Cuts silk to varied size of fabricated wooden frame; prepares silk for application to frame; stretches silk over frame and staples with proper tension in all directions; trims excess silk.
- Cuts film to size of silk screen; overlays film to layout or design and cuts film exactly to layout; strips film; removes film from layout; places silk screen over cut film and adheres with solution; strips backing of film from screen.
- Drafts digital images for reproduction using CAD software. Computer digitizes graphic layouts to Fabrication Manual specifications. Makes spec drawings for contractors and sample drawings for management. Prepares sign samples, drawings, and time/material/cost estimates.
- Cuts images via knife plotter. Weeds out background of pressure sensitive vinyl. Applies transfer paper, hinges to substrate and applies graphics using squeegee and roller.
- Performs skilled hand-lettering work; mixes, matches and blends paint, enamel and other materials used in sign painting.
- Responds to problems with signs, including stolen, lost, or damaged signs. Performs graffiti removal and instructs others on the chemicals and techniques required.
- Utilizes ladders, forklifts, and bucket truck as needed.
- Keeps records of past materials use and forecasts future needs. Maintains an inventory of signs and silk screens, estimates material requirements and keeps other records as necessary. Expedites orders as needed.
- Assists contract bidders with compliance to City standards. Verifies that contractor submitted shop drawings and finished product comply with applicable standards.
- Performs related work as required.

MINIMUM QUALIFICATIONS:

SHORTAGE RECRUITMENT: Applicants with three years of work experience as a sign painter at the professional level (journey level) may apply.

SUBSTITUTION: Completion of a related trade school or apprenticeship training program; and two years of related work experience, that includes computer-aided design (CAD) equipment.

NOTE: A valid driver's license is required for all applicants and all employees in this job classification.

EXAMINATION DETAILS:

For information on what to expect with the hiring process, a test information guide, and frequently asked questions, please visit our website.

Applicants must meet the minimum qualifications and pass the examination for this position to be eligible for hire.

Qualified applicants are encouraged to apply immediately. All applicants must complete and submit a City of Spokane employment application online by 4:00 p.m. on the filing cut-off date.

Upon request, at time of application, the City will provide alternative accessible tests to individuals with disabilities that impair manual, sensory, or speaking skills needed to take the test, unless the test is intended to measure those skills. The examination will consist of a Training and Experience Evaluation (T&E), with scoring weight assigned as follows:

- T&E 100%

TRAINING AND EXPERIENCE EVALUATION DETAILS:

Copies of your college or university transcripts (unofficial transcripts are accepted) may be a required part of this application and will be used to verify that you meet the minimum qualifications, as posted on the job announcement.

- Responses to your T&E questions should be consistent with the information given in your application details. Answers are subject to verification.
- Failure to complete all the questions or incomplete responses will result in a lower score; therefore, it is advantageous for you to provide a full and complete response to each supplemental question.
- Resumes or questionnaires uploaded as attachments will not be accepted in lieu of completing each question online.
- "See Resume" or "See above," etc., and copy/paste from a previous answer are not qualifying responses and will not be considered.

TO APPLY:

An application is required for promotional applicants. Applications must be completed online at: <http://my.spokanecity.org/jobs> by 4:00 p.m. on the filing cut-off date. Copies of required additional documents may be attached to your application or submitted via any of the following:

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- Please contact our office at 509-625-6160 immediately if you have any difficulties submitting your application.

By order of the SPOKANE CIVIL SERVICE COMMISSION, dated at Spokane, Washington, this 30th day of January 2025.

SCOTT STEPHENS
Chair

KELSEY PEARSON
Chief Examiner

SIGN PAINTER SPN 612

Promotional

DATE OPEN: Monday, February 3, 2025

DATE CLOSED: Monday, February 17, 2025

SALARY: \$55,561.68 annual salary, payable bi-weekly, to a maximum of \$88,927.92

CLASS SUMMARY:

Performs fully skilled work at the journey level in design and fabrication of all regulatory, warning, guide, and informational signs for the motoring public within the City limits of Spokane.

EXAMPLES OF JOB FUNCTIONS:

- Fabricates signs using an aluminum blank, reflective material, silk screen in enamel, or computer generated acrylics. Designs graphic layouts to Fabrication Manual specifications.
- Cuts silk to varied size of fabricated wooden frame; prepares silk for application to frame; stretches silk over frame and staples with proper tension in all directions; trims excess silk.
- Cuts film to size of silk screen; overlays film to layout or design and cuts film exactly to layout; strips film; removes film from layout; places silk screen over cut film and adheres with solution; strips backing of film from screen.
- Drafts digital images for reproduction using CAD software. Computer digitizes graphic layouts to Fabrication Manual specifications. Makes spec drawings for contractors and sample drawings for management. Prepares sign samples, drawings, and time/material/cost estimates.
- Cuts images via knife plotter. Weeds out background of pressure sensitive vinyl. Applies transfer paper, hinges to substrate and applies graphics using squeegee and roller.
- Performs skilled hand-lettering work; mixes, matches and blends paint, enamel and other materials used in sign painting.
- Responds to problems with signs, including stolen, lost, or damaged signs. Performs graffiti removal and instructs others on the chemicals and techniques required.
- Utilizes ladders, forklifts, and bucket truck as needed.
- Keeps records of past materials use and forecasts future needs. Maintains an inventory of signs and silk screens, estimates material requirements and keeps other records as necessary. Expedites orders as needed.
- Assists contract bidders with compliance to City standards. Verifies that contractor submitted shop drawings and finished product comply with applicable standards.
- Performs related work as required.

MINIMUM QUALIFICATIONS:

Promotional Requirements: Non-probationary City employees who meet the shortage or substitution requirements may apply on a promotional basis.

SHORTAGE RECRUITMENT: Applicants with three years of work experience as a sign painter at the professional level (journey level) may apply.

SUBSTITUTION: Completion of a related trade school or apprenticeship training program; and two years of related work experience, that includes computer-aided design (CAD) equipment.

NOTE: A valid driver's license is required for all applicants and all employees in this job classification.

EXAMINATION DETAILS:

For information on what to expect with the hiring process, a test information guide, and frequently asked questions, please visit our website.

Applicants must meet the minimum qualifications and pass the examination for this position to be eligible for hire.

Qualified applicants are encouraged to apply immediately. All applicants must complete and submit a City of Spokane employment application online by 4:00 p.m. on the filing cut-off date.

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- T&E 100%

TRAINING AND EXPERIENCE EVALUATION DETAILS:

Copies of your college or university transcripts (unofficial transcripts are accepted) may be a required part of this application and will be used to verify that you meet the minimum qualifications, as posted on the job announcement.

- Responses to your T&E questions should be consistent with the information given in your application details. Answers are subject to verification.
- Failure to complete all the questions or incomplete responses will result in a lower score; therefore, it is advantageous for you to provide a full and complete response to each supplemental question.
- Resumes or questionnaires uploaded as attachments will not be accepted in lieu of completing each question online.
- "See Resume" or "See above," etc., and copy/paste from a previous answer are not qualifying responses and will not be considered.

EXAMINATION SCHEDULE:

This is an online examination and will require a computer. **If you do not have access to a computer, please notify Civil Service so that one may be provided.** Reservations can also be made through your local, public library.

Training and Experience examination links with instructions will be emailed prior to 12:00 a.m. Pacific Time on the start date and will expire at 11:59 p.m. on the due date as listed below. Keep in mind that the test link will be emailed from City of Spokane (info@governmentjobs.com).

- Applicants who apply and meet the minimum qualifications between Monday, February 3, 2025, and Monday, February 17, 2025, will test Thursday, February 20, 2025, through Monday, February 24, 2025.

TO APPLY:

An application is required for promotional applicants. Applications must be completed online at: <http://my.spokanecity.org/jobs> by 4:00 p.m. on the filing cut-off date. Copies of required additional documents may be attached to your application or submitted via any of the following:

- Email: civilservice@spokanecity.org with **Job Title – Applicant Name** in the subject line of the email
- In person or mail to: Civil Service Commission, 4th Floor-City Hall, 808 W. Spokane Falls Blvd., Spokane, WA 99201

Please contact our office at 509-625-6160 immediately if you have any difficulties submitting your application.

By order of the SPOKANE CIVIL SERVICE COMMISSION, dated at Spokane, Washington, this 30th day of January 2025.

SCOTT STEPHENS
Chair

KELSEY PEARSON
Chief Examiner

WWTP ASSISTANT PLANT MANAGER SPN 659
Promotional

DATE OPEN: Monday, February 3, 2025

DATE CLOSED: Monday, February 17, 2025

SALARY: \$103,188.96 annual salary, payable bi-weekly, to a maximum of \$146,995.20

CLASS SUMMARY:

Performs responsible administrative and supervisory duties assisting the WWTP Plant Manager in directing the activities of an advanced wastewater treatment plant and satellite secondary plants, pumping stations, associated laboratory, and pretreatment activities, related to environmental regulatory compliance.

EXAMPLES OF JOB FUNCTIONS:

- Assists the WWTP Plant Manager, through subordinate supervisors, in direction of the operations and maintenance of the wastewater (sewage) treatment plants, pumping stations, the Data and Instrumentation Center, Pretreatment Program, Internal Environmental Control Group (HVAC & Odor Control), laboratory, and biosolids facilities.
- Assists or directs in-plant study courses in accordance with state laws.
- Reviews plant maintenance and operations, evaluates plant performance and determines the need for changes in operations and maintenance activities and policies.
- Assists in planning, assigning, and supervising special operations research projects and studies. Reviews results and their application to plant operations. Assists in rate development and writing ordinances.
- Assists in implementing plant conversion and alteration proposals, reviews engineering plans and specifications and integrates modifications with existing systems.
- Supervises and participates in the maintenance of records and preparation of operational reports.
- Assists in the preparation of the annual plant budget, and exercises control over the expenditure of funds allocated for plant maintenance, operation, and related activities.
- Assists in directing subordinate supervisors in preparation and maintenance of facility safety records and documentation, including all Process Safety Management related activities, written policies, procedures and training.
- Directs the review and revision of operations and maintenance procedures completed by subordinate supervisors, including development of appropriate checklists and training documentation.
- Attends meetings, answers calls, and assumes control of the WWTP as needed.
- Performs related work as required.

MINIMUM QUALIFICATIONS:

Promotional Requirements: Present City employees who meet the below requirements may apply on a promotional basis.

Open Entry Requirements:

- *Education:* Graduation from an accredited four-year college or university with a degree in public or business administration, civil or environmental engineering, or related sciences, AND
- *Experience:* five years of progressively responsible, professional experience in the field of sanitation, including two years of responsible supervisory experience.
- *Certifications:* Applicants must possess a valid Class IV Certificate, as issued by the State of Washington Board of Certification for Waste Water Operators.
- *Substitution:* A Master's Degree in the environmental field, with emphasis on Waste Water Treatment and Administration, may substitute for one year of non-supervisory experience.

EXAMINATION DETAILS:

For information on what to expect with the hiring process, a test information guide, and frequently asked questions, please visit our website.

Applicants must meet the minimum qualifications and pass the examination for this position to be eligible for hire.

Qualified applicants are encouraged to apply immediately. All applicants must complete and submit a City of Spokane employment application online by 4:00 p.m. on the filing cut-off date.

Upon request, at time of application, the City will provide alternative accessible tests to individuals with disabilities that impair manual, sensory, or speaking skills needed to take the test, unless the test is intended to measure those skills.

The examination will consist of a Training and Experience Evaluation (T&E), with scoring weight assigned as follows:

- T&E 100%

TRAINING AND EXPERIENCE EVALUATION DETAILS:

Copies of your college or university transcripts (unofficial transcripts are accepted) may be a required part of this application and will be used to verify that you meet the minimum qualifications, as posted on the job announcement.

- Responses to your T&E questions should be consistent with the information given in your application details. Answers are subject to verification.
- Failure to complete all the questions or incomplete responses will result in a lower score; therefore, it is advantageous for you to provide a full and complete response to each supplemental question.
- Resumes or questionnaires uploaded as attachments will not be accepted in lieu of completing each question online.
- "See Resume" or "See above," etc., and copy/paste from a previous answer are not qualifying responses and will not be considered.

TRAINING & EXPERIENCE TESTING SCHEDULE:

This is an online examination and will require a computer. **If you do not have access to a computer, please notify Civil Service so that one may be provided.** Reservations can also be made through your local, public library.

Training and Experience examination links with instructions will be emailed prior to 12:00 a.m. Pacific Time on the start date and will expire at 11:59 p.m. on the due date as listed below. Keep in mind that the test link will be emailed from City of Spokane (info@governmentjobs.com).

- Applicants who apply and meet the minimum qualifications between Monday, February 3, 2025, and Monday, February 17, 2025, will test Thursday, February 20, 2025, through Monday, February 24, 2025.

TO APPLY:

An application is required for promotional applicants. Applications must be completed online at: <http://my.spokanecity.org/jobs> by 4:00 p.m. on the filing cut-off date. Copies of required additional documents may be attached to your application or submitted via any of the following:

- Email: civilservice@spokanecity.org with Job Title – Applicant Name in the subject line of the email
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Please contact our office at 509-625-6160 immediately if you have any difficulties submitting your application.

By order of the SPOKANE CIVIL SERVICE COMMISSION, dated at Spokane, Washington, this 30th day of January 2025.

SCOTT STEPHENS
Chair

KELSEY PEARSON
Chief Examiner

DEPUTY FIRE MARSHAL – LATERAL SPN 942
Open Entry

DATE OPEN: Monday, February 3, 2025

DATE CLOSED: Monday, February 17, 2025

SALARY: \$118,995.12 annual salary, payable bi-weekly, to a maximum of \$133,277.04

DESCRIPTION:

Performs technical inspection work in a specialized field in the promotion and enforcement of effective fire prevention standards and methods.

DUTIES:

- Prevents, controls, and mitigates dangerous conditions related to storage, use, and handling of hazardous materials; provides information to emergency response personnel in accordance with the fire code. May be required to respond to multiple alarm fires to observe and report any unusual fire hazards near the burning building, may serve in the Department's Incident Command System. May respond to incidents if other fire department resources are not available or to assist the incident commander.
- Ensures that all special events requiring Fire Department approval are safe and conducted in accordance with applicable codes, laws, and ordinances. Acts as Fire Department liaison for major events taking place in the city.
- Inspects occupancies such as hospitals, nursing homes, foster homes, day care centers, and schools as prescribed by code; acts as liaison between Spokane Fire Department and State Fire Marshal's office; assists with the establishment of fire evacuation plans and fire prevention training programs. Assists Fire companies with multi-family residential and other related inspections.
- Promotes public fire safety education through speaking assignments; develops and promotes activities for Fire Prevention week, develops, trains and coordinates industrial and commercial fire organizational programs; acts as Fire Department liaison to various organizations.
- Investigates complaints of fire hazards; reports violation of law and established safety standards; may be required to obtain, prepare and present evidence in the prosecution of violators.
- Participates in performance testing of required fire detection and suppression equipment and helps ensure all required systems are maintained in accordance with code.
- Performs inspections for life safety items at selected locations that apply for a City of Spokane business license. Conducts inspections for required permits as called for in the City Municipal and Fire codes. Inspects the installation and removal of underground and aboveground storage tanks.
- Prepares reports and maintains records of inspections.
- Performs related work as required.

MINIMUM QUALIFICATIONS:

Lateral-Entry Requirements:

- *Experience:* Currently a full-time employee with a municipal or county Fire Department or Fire District, military fire service, or state Fire Marshal's office with two years of experience as a professional career Fire Inspector.
- *Licenses and Certifications:*
 - ◇ Applicants must possess a valid driver's license to be maintained throughout employment.
 - ◇ Applicants must be certified as a Fire Inspector I (ICC, NFPA, IFSAC, IFS, or by a recognized state Fire Marshal's office).

- ◇ Emergency Medical Technician (EMT) certification is required at time of hire or to be completed before the end of the one-year probationary period.

Note: Lateral hires with five years or more of full-time experience as an inspector and Fire Inspector I certification start at Step 5 of the Pay Plan. Those with less than five but more than two years of experience as an Inspector will have their prior department experience count as longevity towards the next pay step after successful completion of probation.

EXAMINATION DETAILS:

For information on what to expect with the hiring process, a test information guide, and frequently asked questions, please visit our website.

Applicants must meet the minimum qualifications and pass the examination for this position to be eligible for hire.

Qualified applicants are encouraged to apply immediately. All applicants must complete and submit a City of Spokane employment application online by 4:00 p.m. on the filing cut-off date.

Upon request, at time of application, the City will provide alternative accessible tests to individuals with disabilities that impair manual, sensory, or speaking skills needed to take the test, unless the test is intended to measure those skills.

The examination will consist of a Training and Experience Evaluation (T&E), with scoring weight assigned as follows:

- T&E 100%

TRAINING AND EXPERIENCE EVALUATION DETAILS:

- Copies of your college or university transcripts (unofficial transcripts are accepted) may be a required part of this application and will be used to verify that you meet the minimum qualifications, as posted on the job announcement.
- Responses to your T&E questions should be consistent with the information given in your application details. Answers are subject to verification.
- Failure to complete all the questions or incomplete responses will result in a lower score; therefore, it is advantageous for you to provide a full and complete response to each supplemental question.
- Resumes or questionnaires uploaded as attachments will not be accepted in lieu of completing each question online.
- "See Resume" or "See above," etc., and copy/paste from a previous answer are not qualifying responses and will not be considered.

EXAMINATION DETAILS:

This is an online examination and will require a computer. **If you do not have access to a computer, please notify Civil Service so that one may be provided.** Reservations can also be made through your local, public library.

Training and Experience examination links with instructions will be emailed prior to 12:00 a.m. Pacific Time on the start date and will expire at 11:59 p.m. on the due date as listed below. Keep in mind that the test link will be emailed from City of Spokane (info@governmentjobs.com).

- Applicants who apply and meet the minimum qualifications between Monday, February 3, 2025, and Monday, February 17, 2025, will test Thursday, February 20, 2025, through Monday, February 24, 2025.

TO APPLY:

An application is required for promotional applicants. Applications must be completed online at: <http://my.spokanecity.org/jobs> by 4:00 p.m. on the filing cut-off date. Copies of required additional documents may be attached to your application or submitted via any of the following:

- Email: civilservice@spokanecity.org with Job Title – Applicant Name in the subject line of the email
- In person or mail to: Civil Service Commission, 4th Floor-City Hall, 808 W. Spokane Falls Blvd., Spokane, WA 99201

Please contact our office at 509-625-6160 immediately if you have any difficulties submitting your application.

By order of the SPOKANE CIVIL SERVICE COMMISSION, dated at Spokane, Washington, this 29th day of January 2025.

SCOTT STEPHENS
Chair

KELSEY PEARSON
Chief Examiner

Notice for Bids

Paving, Sidewalks, Sewer, etc.

Lincoln Street Pedestrian Bike Safety
Engineering Services File No. 2023112

This project consists of the construction of approximately 5,300 square yards of full depth pavement replacement including a roadway realignment, 10,200 square yards of pavement overlay, 2,000 linear feet of sidewalk, 200 linear feet of storm sewer, 10 drainage structures, sundry utility adjustments, and other related miscellaneous items.

The City of Spokane will receive bids until 1:00 p.m. February 17th, 2025, for the above project located in Spokane, Washington, in accordance with the Contract Documents on file at the Department, Engineering Services. Bids shall be delivered by hand, mail or courier service to Construction Management Office 998 East North Foothills Drive Spokane, WA 99208. Hand delivered bids shall be delivered to the first floor of the Construction Management Office between noon and 1:00 p.m. on bid opening day to the purchasing agent present. All bid packages shall be in sealed envelopes marked with the following text: "Attn: Purchasing - Bid Documents Enclosed, YYY Project", where YYY is the project name.

Bid delivery noon to 1:00 p.m.:
Construction Management Office
998 East North Foothills Drive
Spokane, WA 99208

Gate entrance is off North Foothills Drive. See Map: <https://static.spokanecity.org/documents/business/bidinfo/construction-management-office-location.pdf>

The bids will be publicly opened and read at 1:15 p.m. online using Microsoft Teams. If you would like to view the bid opening, please utilize one of the following options: to watch, go to our website: <https://my.spokanecity.org/business/bid-and-design/current-projects/> click on the link to the Microsoft Teams meeting on the right-hand side of the page. Alternatively, it may be simpler to listen by phone, which can be done as follows: call (323) 618-1887, then enter the access code 533 854 149 followed by #.

The City of Spokane, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252,42 U.S.C. 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Bids shall be submitted on the forms provided in accordance with the provisions of the Specifications. Irregular bid proposals will be rejected in accordance with the specifications.

Cashier's check, a certified check or surety bond in the sum of five percent (5%) of the Total Project Bid must accompany the copy of the bid filed with the City Clerk. Successful bidder shall execute the Contract within TEN (10) calendar days after receiving the Contract. Should the successful bidder fail to enter into such contract and furnish satisfactory performance bond within the time stated herein, the bid proposal deposit shall be forfeited to the City of Spokane.

The City of Spokane will normally award this Contract or reject bids within FORTY-FIVE (45) calendar days after the time set for the bid opening. If the lowest responsible Bidder and the City of Spokane agree, this deadline may be extended. If they cannot agree on an extension by the 45-calendar day deadline, the City of Spokane reserves the right to Award the Contract to the next lowest responsible Bidder or reject all Bids.

Note regarding new specifications: The City of Spokane is using WSDOT's 2025 Standard Specifications.

Note regarding new apprentice program requirements: Section 1-07.9(3) herein has been substantially revised including a new state GSP for projects over \$2M.

In accordance with SMC 7.06.500 and RCW 39.04.350(1), the low bidder shall complete the Supplemental Bidder Responsibility Criteria form located in Appendix B. Failure to promptly submit the form including supporting documentation if required may delay award of the Contract.

Publish: January 29, February 5, and 12, 2025

Notice for Bids

Supplies, Equipment, Maintenance, etc.

Generator #2 and #3 Rebuild for Upriver Hydroelectric Project Water & Hydroelectric Department Solicitation #6319-25

Description: *The City of Spokane is soliciting electronic bids for the Generator #2 and #3 Rebuild for the Upriver Hydroelectric Project.*

Mandatory Pre-Bid Meeting: A mandatory pre-bid meeting will be held on Tuesday February 11th at 1 PM at Upriver Dam 2701 N Waterworks St, Spokane, WA 99212

Bid Opening: Sealed electronic bids will be accepted until **Monday, February 24th, 2025, at 1:00pm**. Bids will be publicly opened at 1:15pm. To participate in bid opening, please visit the City's website at <https://my.spokanecity.org/administrative/purchasing/> for the link to attend virtually and the number to attend by telephone. All bid responses must be submitted electronically through the City of Spokane's bidding portal at <https://spokane.procurement.com> before the aforementioned deadline. Hard copy and/or late bids will not be accepted.

The Public Work Invitation to Bid document is available for download through the City of Spokane's online procurement system <https://spokane.procurement.com>. Registration is required to view and download this solicitation. Solicitation documents will not be mailed, e-mailed, or provided in person.

It is the responsibility of Proposers to check the City of Spokane's online procurement system identified above for Addenda or other additional information that may be posted regarding this Public Work Invitation to Bid.

Questions from potential Proposers will be accepted through the "Clarifications" tab under the associated project number in the online procurement system.

All Proposal documents shall be submitted electronically through the City of Spokane's online procurement system **no later than 1:00 p.m. on Monday, February 24th 2025**. Hard copy and/or late submittals will not be accepted. Proposals must be sent sufficiently ahead of time to be received by the required date and time. The City of Spokane is not responsible for Proposals submitted late.

The right is reserved to reject any and all Proposals and to waive any informalities.

Tanya Lester
Purchasing Department

Publish: January 29 and February 5, 2025

Minutes

MINUTES OF SPOKANE CITY COUNCIL

Monday, January 27, 2025

AGENDA REVIEW SESSION

The Agenda Review Session of the Spokane City Council held on the above date was called to order at 3:30 p.m. in the Council Chambers in the Lower Level of the Municipal Building, 808 West Spokane Falls Boulevard, Spokane, Washington. A recording of the meeting can be found at the following link: <https://vimeo.com/spokanecitycouncil>

Roll Call

On roll call, Council President Wilkerson and Council Members Bingle, Cathcart, Dillon, Klitzke, Navarrete, and Zappone were present.

City Administrator Alex Scott; Giacobbe Byrd, Director-City Council Office; City Council Policy Advisor Chris Wright; and City Clerk Terri Pfister were also present for the meeting.

Candidate Interview – Health Sciences & Services Authority of Spokane County

The City Council interviewed John Powers, a candidate for appointment to the Health Sciences & Services Authority of Spokane County.

Final Agenda Review

The City Council reviewed the January 27, 2025, Final Agenda for staff reports and any modifications.

Contract with Transitions (OPR 2025-0014) (Council Sponsors: Council Members Zappone, Bingle, and Klitzke)

Keri Cederquist of Community, Housing and Human Services provided an overview of the Contract with Transitions to fast-track spend-down of \$1.26 million in remaining eviction prevention funds under the System Demonstration Grant and responded to Council inquiries.

Contract with Halme Construction, Inc. (OPR 2025-0037) (Council Sponsors: Council President Wilkerson and Council Members Bingle and Klitzke)

Motion by Council Member Bingle, seconded by Council Member Klitzke, **to accept** the Klitzke Proposed Amendment to Consent Agenda Item No. 3, OPR 2025-0037—Contract with Halme Construction, Inc. (Spokane) for emergency project to slip-line a failing 36-inch sewer pipe on a steep hillside—filed January 13, 2025, to amend the dollar amount to \$250,000 and replace the briefing paper with an updated revised version; **carried 7-0.**

Final Reading Ordinance C36630 (Council Sponsors: Council Members Navarrete, Cathcart, and Dillon)

Motion by Council Member Klitzke, seconded by Council Member Navarrete, **to defer** Final Reading Ordinance C36630—relating to language access and the recruitment of bilingual and multilingual applicants to the City of Spokane, and amending Section 18.11.050 of the Spokane Municipal Code—to February 10, 2025, Agenda, in order to consider a future amendment on the normal timeline on February 3, 2025; **carried 7-0.**

Final Reading Ordinance C36633 (Council Sponsors: Council Members Zappone, Klitzke, and Bingle)

Motion by Council Member Zappone, seconded by Council Member Klitzke, **to defer** Final Reading Ordinance C36633—amending Section 17D.100.230 of the Spokane Municipal Code to add Centers and Corridors to Historic Preservation review of proposed demolition of historic properties, also to bring review of buildings by the Spokane Historic Landmarks Commission into compliance with 2023 Washington House Bill 1293 by implementing clear and objective design standards, and to modify the limitations on redevelopment of a property after a historic or eligible structure has been demolished—to February 3, 2025, Agenda, as requested by staff; **carried 7-0.**

Hearings Item H1 - Final Reading Ordinance C36629 (As amended on January 6, 2025) (Council Sponsors: Council Members Bingle, Zappone, and Klitzke)

Motion by Council Member Bingle, seconded by Council Member Klitzke, **to adopt** the Klitzke Proposed Amendment to Final Reading Ordinance C36629—Relating to Building Opportunity for Housing (BOH) follow up code fixes making changes to the Unified Development Code that are intended to fix errors, clarify, and create more flexibility within the Spokane Municipal Code—filed January 14, 2025; **carried 7-0.**

Action to Approve January 27, 2025, Final Agenda

Following staff reports and Council inquiry and discussion regarding the January 27, 2025, Final Agenda items, the City Council took the following action (pursuant to Council Rule 2.1.B):

Motion by Council Member Bingle, seconded by Council Member Dillon, **to approve** the January 27, 2025, Final Agenda, as modified; **carried 7-0**.

Updated Draft Agenda Review

There were no staff reports or modifications made on the February 3, 2025, Updated Draft Agenda.

Draft Agenda Review

There were no staff reports or modifications made on the February 10, 2025 Draft Agenda.

Action to Approve February 3, 2025, Updated Draft Agenda and February 10, 2025, Draft Agenda

Motion by Council Member Bingle, seconded by Council Member Zappone, **to approve** the February 3, 2025, Updated Draft Agenda and February 10, 2025, Draft Agenda; **carried 7-0**.

Council Recess/Executive Session

The City Council recessed at 3:55 p.m. and immediately reconvened into an Executive Session to discuss potential litigation for 30 minutes. The Executive Session ended at 4:25 p.m., at which time the 3:30 p.m. Agenda Review Session also ended. City Attorney Michael Piccolo and Assistant City Attorney Tim Fischer were present for the Executive Session. The City Council reconvened at 6:03 p.m. for the Legislative Session.

LEGISLATIVE SESSION**Land Acknowledgement**

Council President Wilkerson started the meeting off by reading the "Land Acknowledgement" (adopted by City Council on March 22, 2021, under Resolution 2021-0019) which appears on page 2 of the agenda.

Pledge of Allegiance

The Pledge of Allegiance was led by Council President Wilkerson.

Roll Call

On roll call, Council President Wilkerson and Council Members Bingle, Cathcart, Dillon, Klitzke, Navarrete, and Zappone were present.

Giacobbe Byrd, Director-City Council Office; City Council Policy Advisor Chris Wright; and City Clerk Terri Pfister were also present for the meeting.

Poetry at the Podium

Lynn Short presented a reading of "River Runner."

MAYORAL PROCLAMATIONS

January 29, 2025 *Lunar New Year Day*

Council Member Cathcart read the proclamation, and his wife Vina Cathcart accepted the proclamation and provided remarks on the event.

RECOGNITION OF COUNCIL PRESIDENT WILKERSON FOR FIVE YEARS OF SERVICE

On behalf of City Council members, Council Member Zappone recognized Council President Wilkerson for her five years of service with the city. Former Council Member Kinnear and former Council President Beggs were present for the recognition and provided remarks. In addition, Council President Wilkerson's family members were present for the recognition.

OPEN FORUM RANDOMIZATION

Due to the number of people signed up to speak for Open Forum, Council Director Giacobbe Byrd performed a randomization of the speakers, with preference given to those who have not yet spoken during the month.

There were no **Reports from Community Organizations**.

There were no **Boards and Commissions Appointments**.

CONSENT AGENDA

After public testimony and Council commentary, the following actions were taken:

Upon 7-0 Voice Vote, the City Council **approved** Staff Recommendations for the following items:

Purchase from Mallory Safety and Supply LLC (Spokane Valley, WA) of Area Rae air monitoring system for the Fire Department for large community events (e.g. Bloomsday, Hoopfest) and expanded hazardous material incidents utilizing funds from a Department of Ecology Spill Response Grant awarded in 2024—\$93,461.84. (OPR 2025-0035) (Council Sponsors: Council President Wilkerson and Council Members Dillon and Cathcart)

Purchase of various insurance policies for the City, utilizing Willis Towers Watson Insurance (Seattle, WA) as broker, for the period of January 1, 2025, to January 1, 2026—\$4,063,002. (OPR 2025-0036) (Council Sponsors: Council President Wilkerson and Council Members Dillon and Cathcart)

Contract with Halme Construction, Inc. (Spokane) for emergency project to slip-line a failing 36-inch sewer pipe on a steep hillside—\$250,000. (OPR 2025-0037) (As amended during the 3:30 p.m. Agenda Review Session) (Council Sponsors: Council President Wilkerson and Council Members Bingle and Klitzke)

Report of the Mayor of pending:

- a. Claims and payments of previously approved obligations, including those of Parks and Library, through January 10, 2025, total \$10,294,255.11 (Check Nos.: 608103-608256; Credit Card Nos.: 001086-001109; ACH Nos.: 136770-136960), with Parks and Library claims approved by their respective boards. Warrants excluding Parks and Library total \$10,092,259.78. (CPR 2025-0002)
- b. Claims and payments of previously approved obligations, including those of Parks and Library, through January 17, 2025, total \$10,898,015.83 (Check Nos.: 608257-608415; Credit Card Nos.: 001110-001134; ACH Nos.: 136961-137263), with Parks and Library claims approved by their respective boards. Warrants excluding Parks and Library total \$10,020,358.88. (CPR 2025-0002)
- c. Payroll claims of previously approved obligations through January 18, 2025: \$9,269,612.23 (Check Nos.: 575506-575618). (CPR 2025-0003)

Minutes:

- a. City Council Meeting Minutes: January 6, January 9, and January 13, 2025. (CPR 2025-0013)
- b. City Council Public Safety and Community Health Standing Committee Meeting Minutes: January 6, 2025. (CPR 2025-0018)

Contract with Transitions to fast-track spend-down of \$1.26 million remaining eviction prevention funds under the System Demonstration Grant—\$230,047. (OPR 2025-0014) (Deferred from the January 13, 2025, Agenda, during the January 13, 2025, 3:30 p.m. Agenda Review Session) (Council Sponsors: Council Members Zappone, Bingle, and Klitzke).

LEGISLATIVE AGENDA

(Note: The City Council considered an agenda item out of sequence, with the Hearing item being considered first and then followed by the normal sequence of agenda items.)

There were no **Special Budget Ordinances**.

There were no **Emergency Ordinances**.

HEARINGS

Hearing on Final Reading Ordinance C36629 Relating to Building Opportunity for Housing (BOH) (As amended during the January 6, 2025, 3:30 p.m. Agenda Review Session and amended again during today's 3:30 p.m. Agenda Review Session) (Council Sponsors: Council Members Bingle, Zappone, and Klitzke)

The City Council held a hearing on Final Reading Ordinance C36629 relating to Building Opportunity for Housing (BOH). After a presentation by City Planner Ryan Shae; public testimony from one individual; and an opportunity for Council commentary, with none provided, the following actions were taken:

Motion by Council Member Cathcart, seconded by Council Member Klitzke, **to close** the hearing; **carried 7-0.**

Upon 7-0 Roll Call Vote, the City Council **passed Final Reading Ordinance C36629**, as amended, relating to Building Opportunity for Housing (BOH) follow up code fixes making changes to the Unified Development Code that are intended to fix errors, clarify, and create more flexibility within the Spokane Municipal Code, amending Spokane Municipal Code (SMC) sections 17A.020.060 "F" Definitions, 17C.111.205 Development Standards Tables, 17C.111.210 Density, 17C.111.220 Building Coverage and Impervious Coverage, 17C.111.235 Setbacks, 17C.111.310 Open Space, 17C.111.315 Entrances, 17C.111.320 Windows, 17C.111.325 Building Articulation, 17C.111.335 Parking Facilities, 17C.111.420 Open Spaces, 17C.230.100 General Standards, 17C.230.110 Minimum Required Parking Spaces, 17C.230.120 Maximum Required Parking Spaces, 17C.230.130 Parking Exceptions, 17C.230.140 Development Standards, 17G.080.040 Short Subdivisions, 17G.080.065 Unit Lot Subdivisions, adopting a new section 17C.230.020 Vehicle Parking Summary Table, and repealing 17C.111.450 Pitched Roofs.

Ayes: Bingle, Cathcart, Dillon, Klitzke, Navarrete, Zappone, and Wilkerson
Nays: None
Abstain: None
Absent: None

RESOLUTIONS

Resolution 2025-0004 (Council Sponsors: Council President Wilkerson and Council Members Dillon and Cathcart)

After public testimony from one individual and an opportunity for Council commentary, with none provided, the following action was taken:

Upon 6-1 Roll Call Vote, the City Council **adopted Resolution 2025-0004** declaring the waiver of public bid requirements for the purchase of 2025 insurance premiums for specified City insurance coverages.

Ayes: Cathcart, Dillon, Klitzke, Navarrete, Zappone, and Wilkerson
Nos: Bingle
Abstain: None
Absent: None

FINAL READING ORDINANCES

For action on Final Reading Ordinance C36629, see section of minutes under 3:30 p.m. Agenda Review Session and "Hearings."

For action on Final Reading Ordinance C36630, see section of minutes under 3:30 p.m. Agenda Review Session.

For action on Final Reading Ordinance C36633, see section of minutes under 3:30 p.m. Agenda Review Session.

FIRST READING ORDINANCES

The following Ordinances were read for the first time, with further action deferred. Public testimony was received on the First Reading Ordinances.

ORD C36634 Relating to creating an Alcohol Impact Area within specific boundaries of the City of Spokane; adopting a new Chapter 10.82 of the Spokane Municipal Code. (Council Sponsors: Council President Wilkerson and Council Members Zappone and Dillon)

ORD C36635 Implementing a Community Health Impact Area and public health measures to mitigate the impacts of addiction; adopting a new Division VII and Chapter 10.81 to the Spokane Municipal Code. (Council Sponsors: Council President Wilkerson and Council Members Zappone and Dillon)

ORD C36632 Providing for the acquisition by eminent domain of certain lands necessary for water booster pump station in the vicinity of N. Wieber Drive and W. Shawnee Lane, located in the City and County of Spokane, State of Washington. (Deferred from January 13, 2025, Agenda, during the

January 13, 2025, 3:30 p.m. Agenda Review Session) (Council Sponsors: Council President Wilkerson and Council Members Bingle and Klitzke)

There were no **Special Considerations**.

HEARINGS

(For Council action on the Hearing on Final Reading Ordinance C36629, see section of minutes at beginning of Legislative Agenda above.)

[The City Clerk left the meeting at 7:15 p.m. (pursuant to Council Rule 2.2.A). Open Forum speaker information and motion of adjournment and adjournment time were provided by Council Director Giacobbe Byrd for the minutes.]

OPEN FORUM

Council President Wilkerson reviewed the rules of decorum for open forum.

The following individual(s) spoke during the Open Forum:

- Rob
- James McDevitt
- Kriss Schuler
- Jorge Guerrero
- Teresa Knudsen
- Garin Andrews
- Santos Hernandez
- Krista Featherstone
- Silas Eroaldi
- Wendy Fishburne
- Dennis Flynn
- Robert Richard
- Hadda Estrada
- Jennyfer
- Eugene Knowles
- Phil Altmeyer
- Hadley Morrow
- Tyler Tamoush
- Barbara Woodbridge
- Edgar Franks

ADJOURNMENT

Motion by Council Member Dillon, seconded by Council Member Zappone, **to adjourn; carried 7-0.**

There being no further business to come before the City Council, the meeting adjourned at 7:59 p.m.

