

Electric Fence Code Amendment



February 28, 2018

Plan Commission Workshop #1

Background

In 2015 Electric Guard Dog LLC sought an amendment to the Spokane City Fence Code

2015 Amendment Request:
Allow installation of electric fence security systems within Industrial and Commercial zones.



SMC 17C.120.310

SMC 17C.130.310

2015 Project Timeline

April 2015	<ul style="list-style-type: none">• Electric Guard Dog (EGD) inquires about local fence restrictions and text amendment process
July 2015	<ul style="list-style-type: none">• EGD submits text amendment application
Aug. 26, 2015	<ul style="list-style-type: none">• Plan Commission Workshop #1• Staff worked with Current Planning, Building, Fire, Police, & Legal Departments for feedback on proposal.
Oct. 28, 2015	<ul style="list-style-type: none">• Plan Commission Workshop #2• Staff re-wrote ordinance draft to include comments from above departments and Plan Commission feedback.• Staff presented changes to applicant
Dec. 9, 2015	<ul style="list-style-type: none">• Plan Commission Workshop #3• Presentation of revised draft ordinance• SEPA out for agency review
Feb. 10, 2016	<ul style="list-style-type: none">• Plan Commission Hearing (PC modified amendment to exclude General Commercial from zones where electric fences would be permitted)

2016 Industrial Fence Code Amendment

Code went from...

Industrial Zones (SMC 17C.130.310D)

No person may maintain a fence or barrier charged with electricity.

To...

Electric Fences (SMC 17C.130.310E) The construction and use of electric fences shall be allowed in the Heavy Industrial (HI) zone only as provided in this section, subject to the following standards:



SMC 17C.130.310(E) Fence Standards Require:

- Permit
- IEC Standard 60335-2-76
- Electrification standards
- Perimeter fence or wall
- Location limitations
- Height restrictions
- Warning signs
- Burglar Alarm
- Hours of Activation
- Key Box system
- Fire Dept. Registration
- Indemnification
- Emergency Access
- Violations

SMC 17C.130.310 Fences: continued

Electric fences must meet other industrial fence standards including:

- Other location, Height, and Design features
- Landscape Buffer for Sight-obscuring Fences
- Screening and Impact Abatement requirements of SMC 17C.200.070 pursuant to 17C.130.310(E)(4)

Neighborhoods with Industrial Zoning:

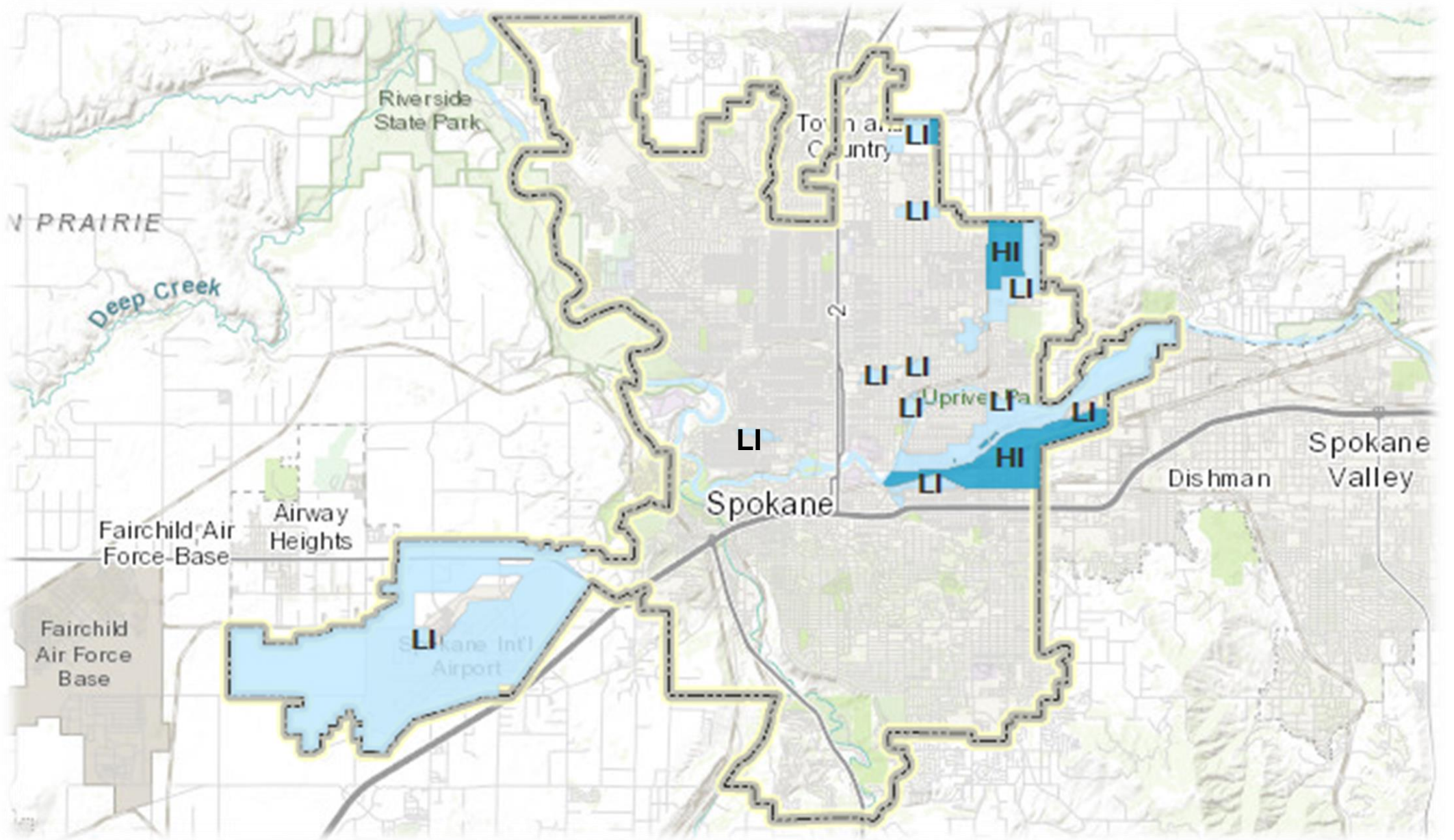
HI Zones

- Shiloh Hills
- Hillyard
- East Central
- Chief Garry Park

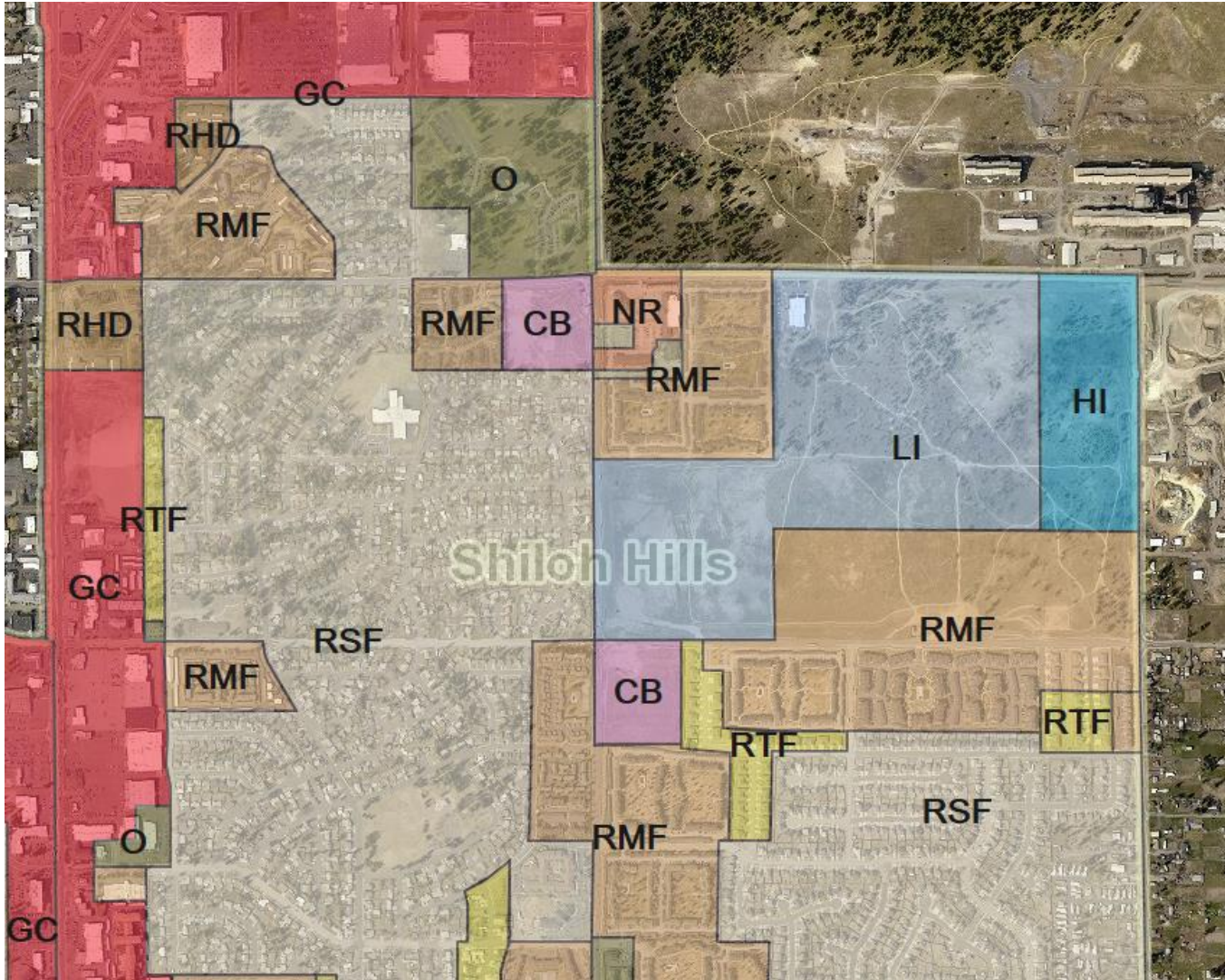
LI Zones

- *Shiloh Hills*
- *Hillyard*
- *East Central*
- *Chief Garry Park*
- Bemiss
- Logan
- West Central
- West Hills

Heavy (HI) and Light (LI) Industrial Zones Map



Shiloh Hills



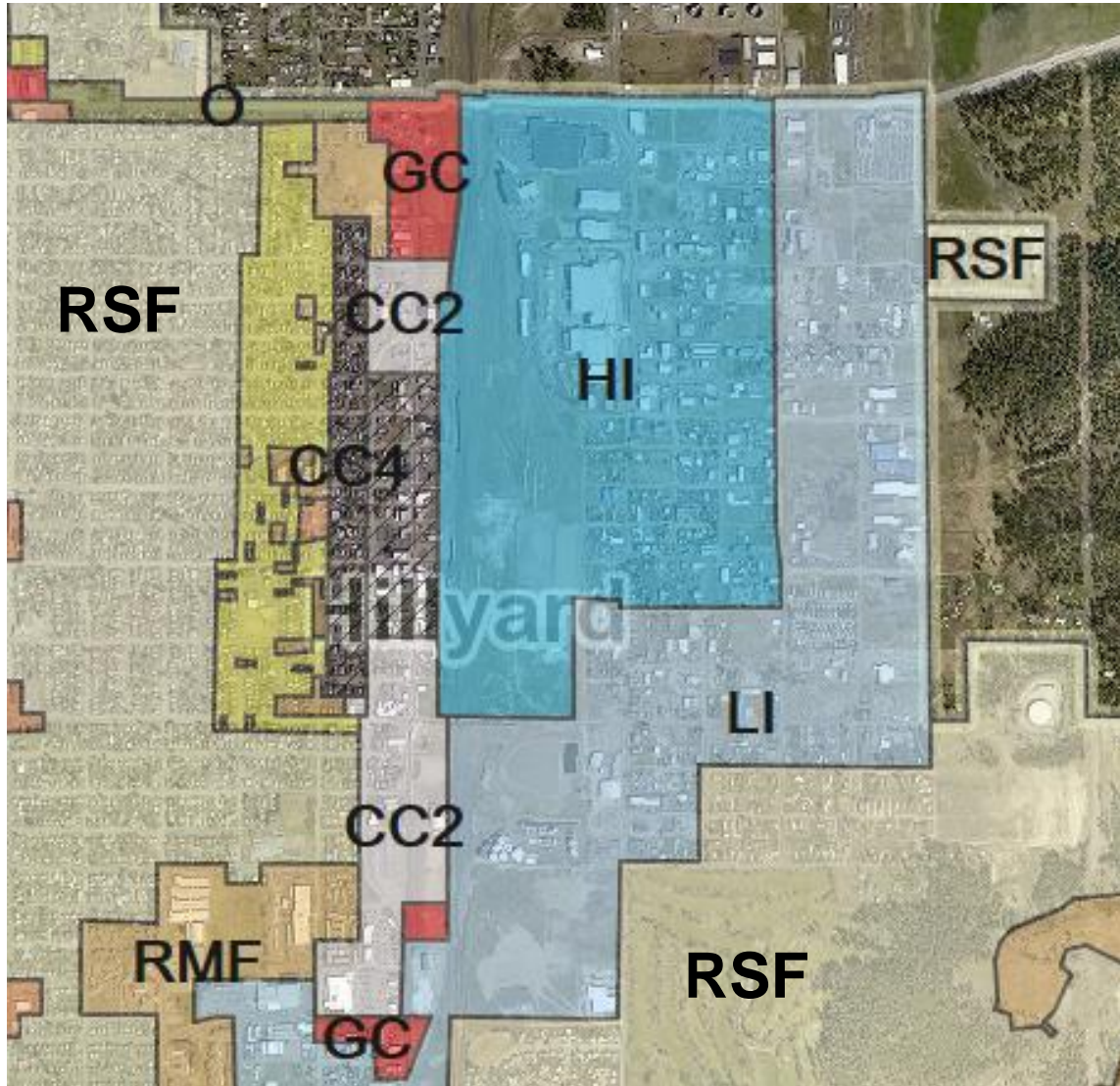
Heavy Industrial (HI) zoned land abuts:

- Residential Multi-family (RMF)

Light Industrial (LI) zoned land abuts:

- Residential Single Family (RSF),
- Residential Two-family (RTF)
- Residential Multi-family (RMF), and
- Community Business (CB)

Hillyard



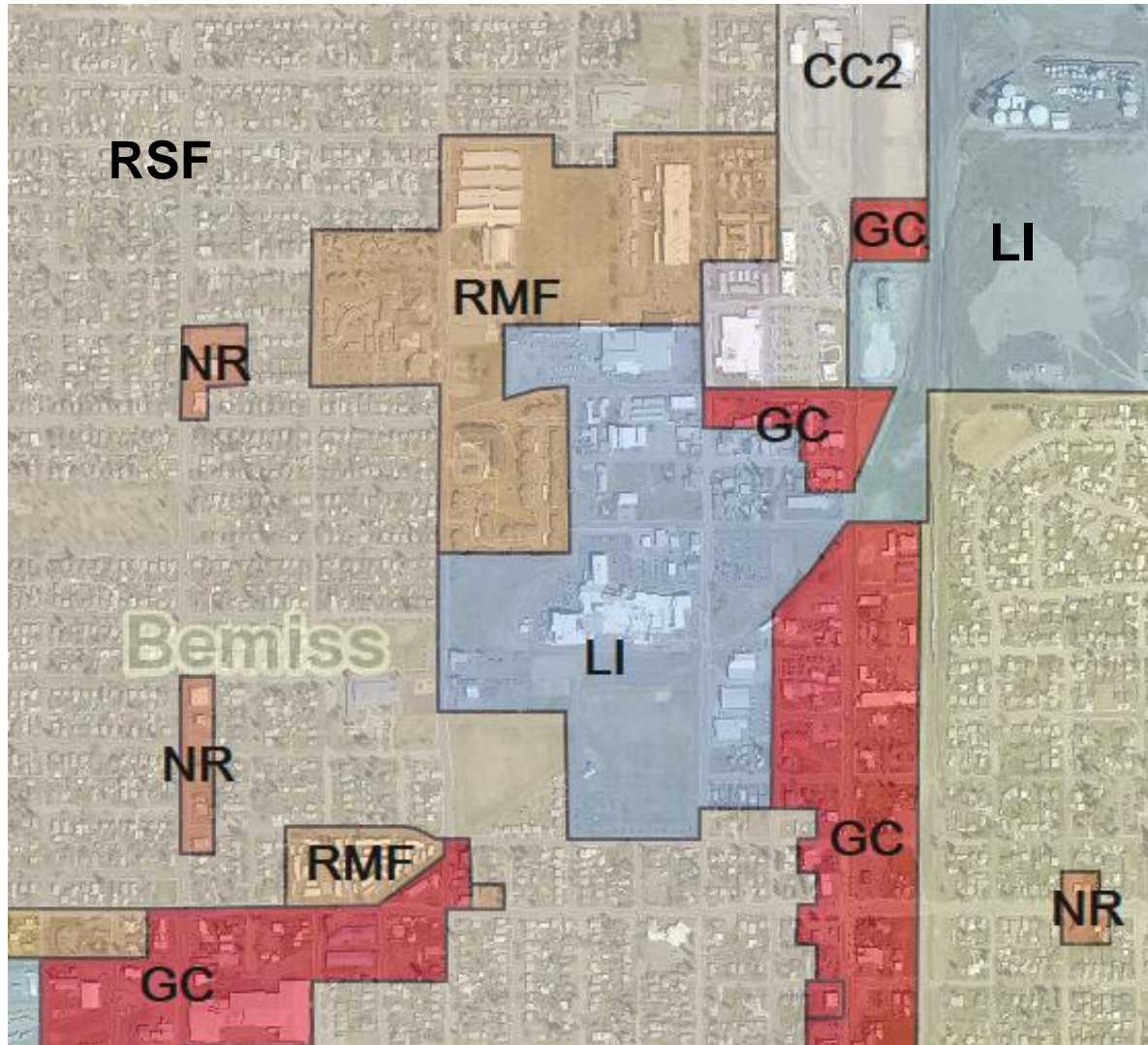
Heavy Industrial (HI) zoned land abuts:

- Light Industrial (LI), and
- is separated from Center & Corridor (CC) Zones by rail lines and NSC (under construction)

Light Industrial (LI) zoned land abuts:

- Residential Single Family (RSF)

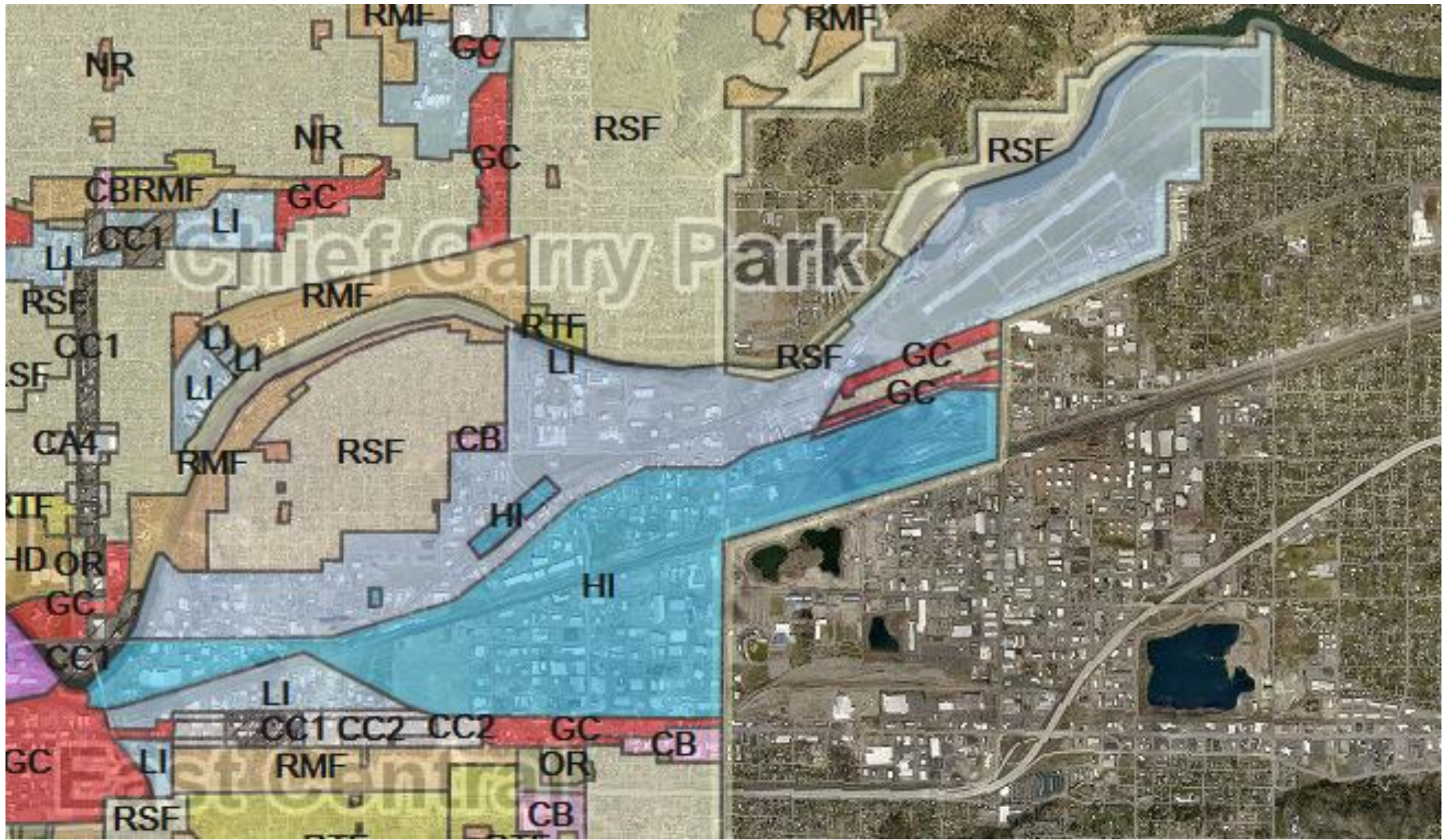
Bemiss



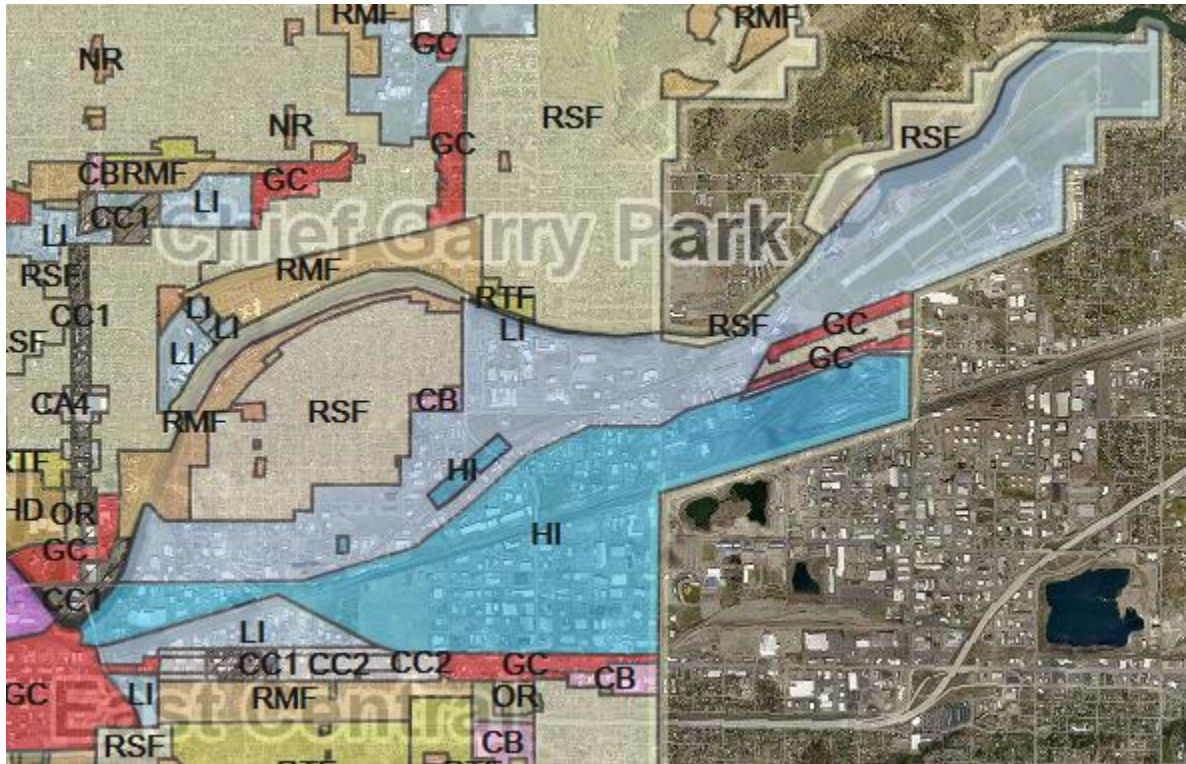
Light Industrial (LI) zoned land abuts:

- Residential Single Family (RSF),
- Residential Multi-family (RMF),
- Centers and Corridors (CC), and
- General Commercial (GC) zones

East Central & Chief Garry Park



East Central & Chief Garry Park



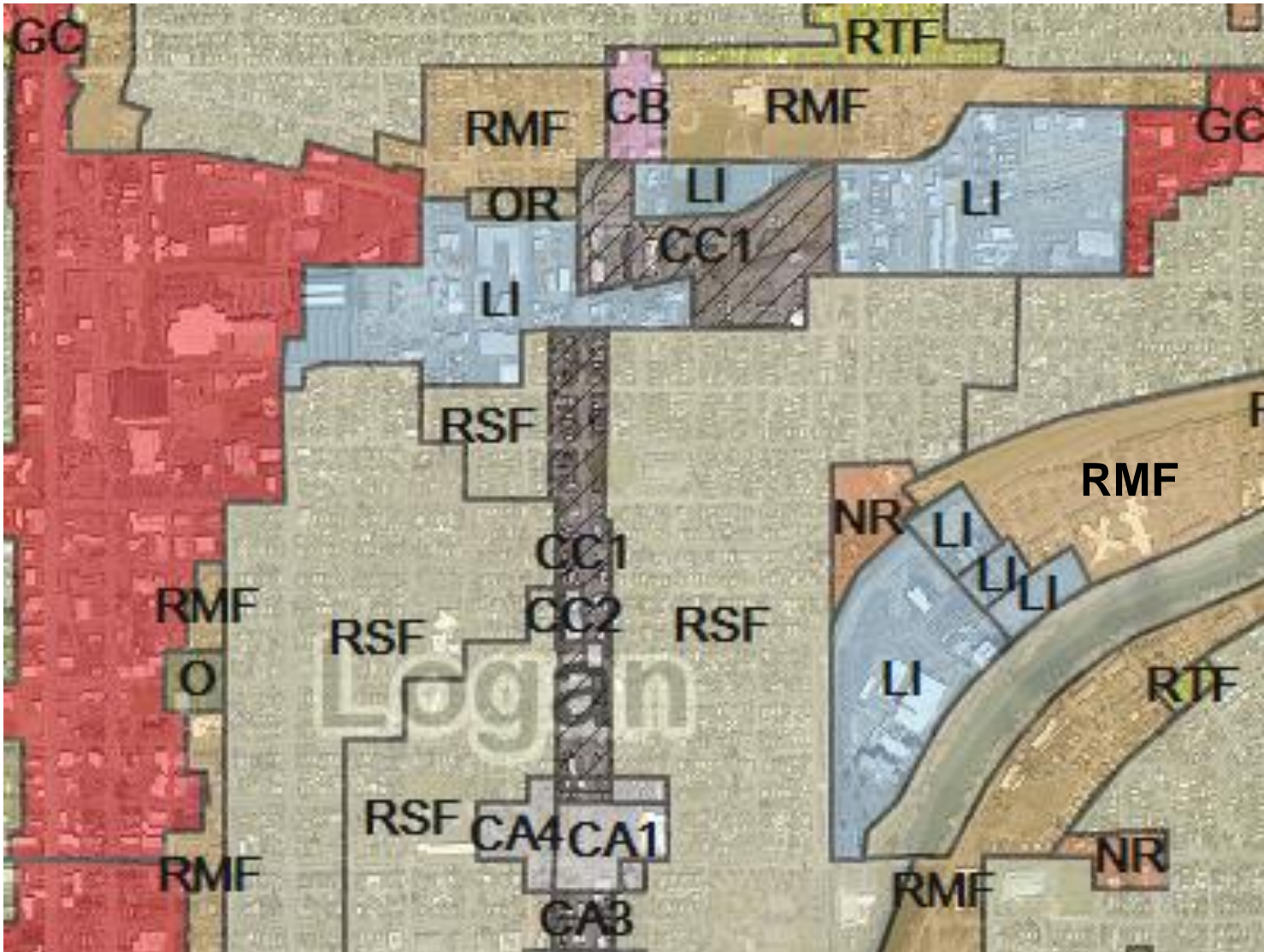
Heavy Industrial (HI) abuts:

- Light Industrial
- General Commercial
- Centers and Corridors zones

Light Industrial (LI) abuts:

- Residential Single Family (RSF),
- Residential two family (RTF)
- Residential Multi-family (RMF),
- Community Business (CB),
- General Commercial (GC), and
- Centers and Corridors (CC) zones

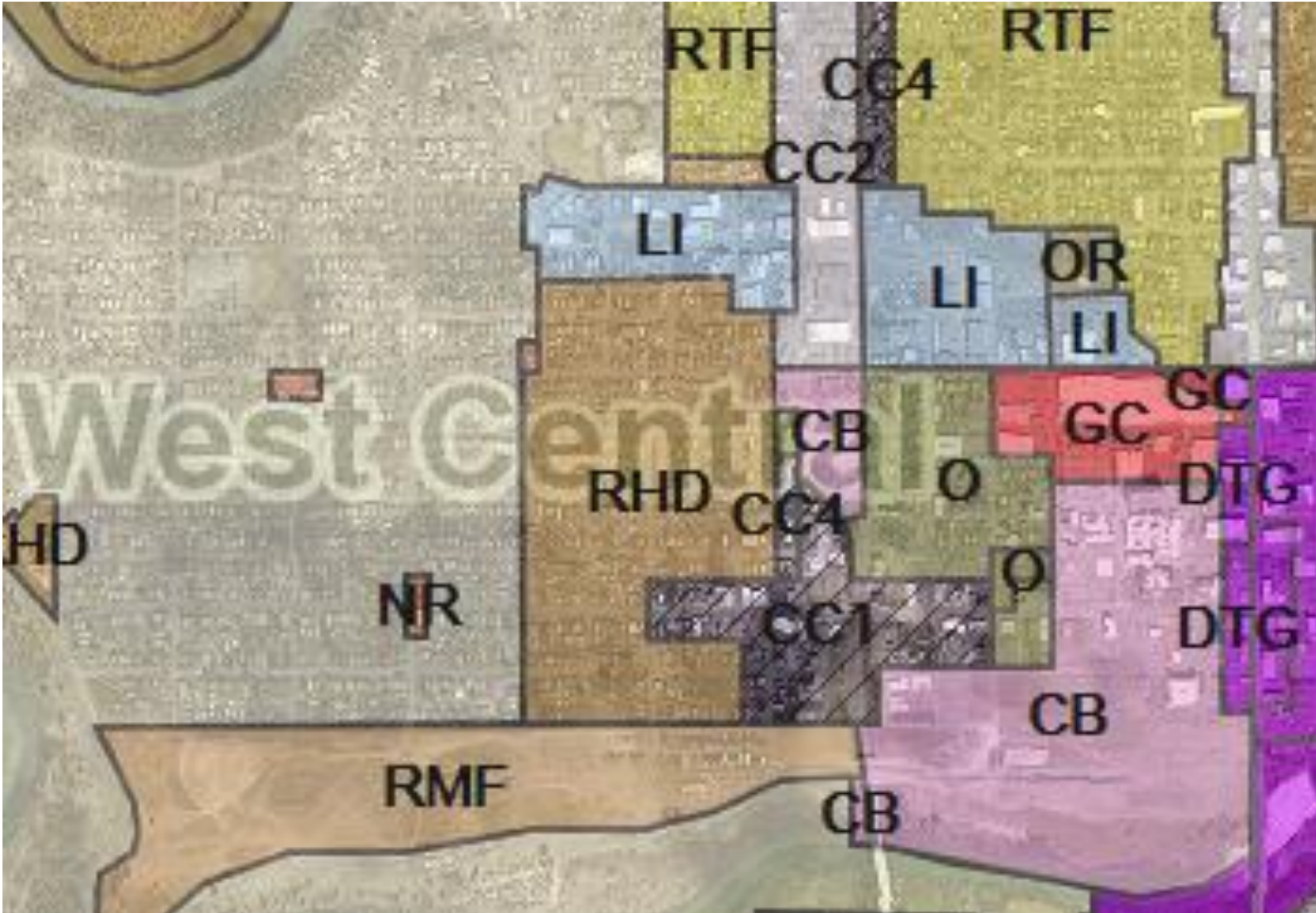
Logan



Light Industrial (LI) zoned land abuts:

- Residential Single Family (RSF),
- Residential Multi-family (RMF),
- Community Business (CB),
- General Commercial (GC),
- Neighborhood Retail (NR), and
- Centers and Corridors (CC) zones

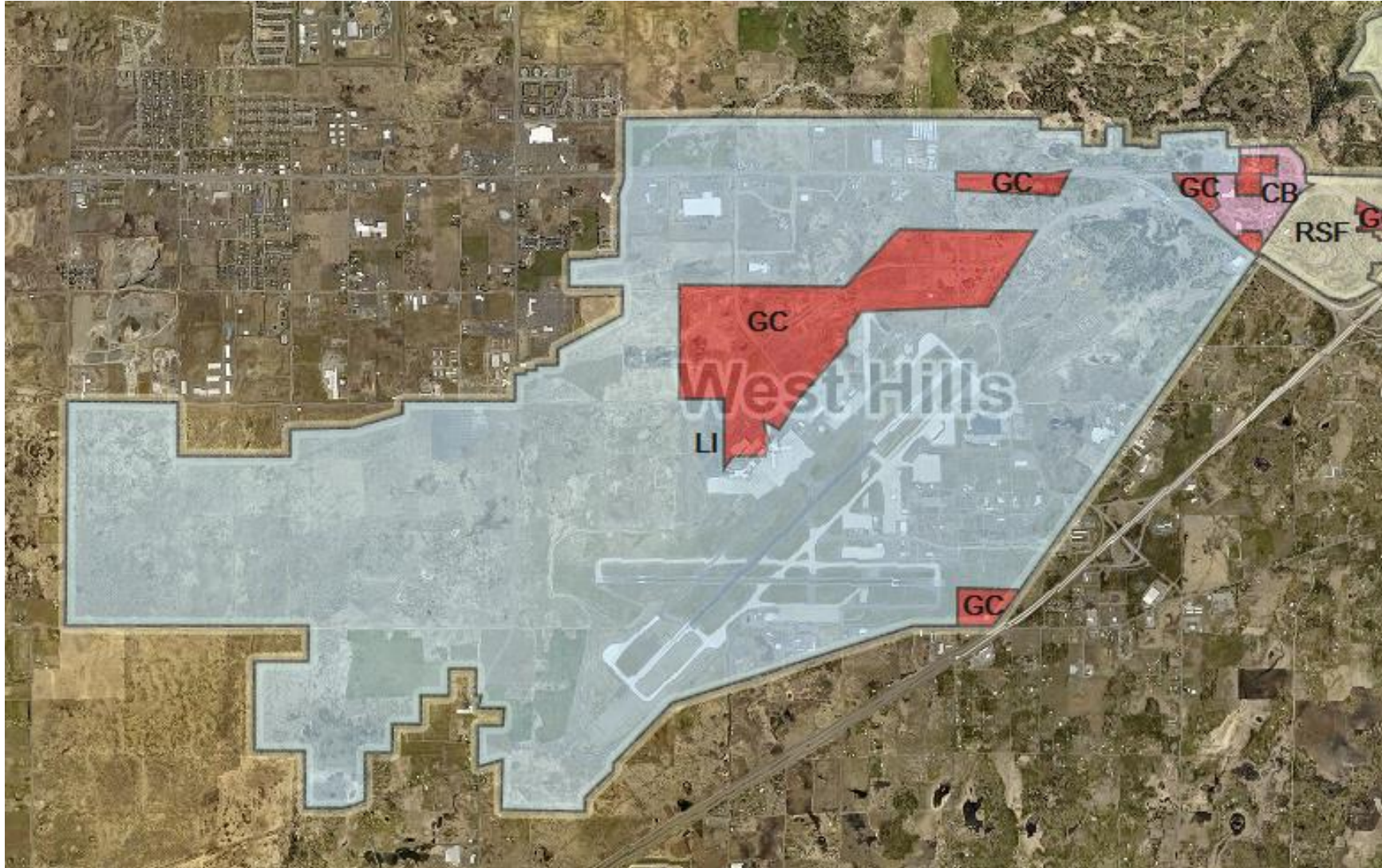
West Central



Light Industrial (LI) abuts:

- Residential Single Family (RSF),
- Residential Two-family (RTF),
- Residential Multi-family (RMF),
- Residential High Density (RHD),
- Office (O)
- Office Retail (OR),
- Community Business (CB),
- General Commercial, &
- Centers and Corridors (CC) zones

West Hills



Light Industrial (LI) zoned land abuts:

- General Commercial (GC),
- Community Business (CB), and
- Centers and Corridors (CC) zones

Next Steps

Workshop #2 Scheduled for Wednesday, March 14

- Review
 - Project Timeline
 - Comprehensive Plan Policy
- Introduce potential code amendment text
- Discuss potential impacts and mitigation measures



Thank You

Questions?