

**BRIEFING PAPER**  
**City of Spokane**  
**Plan Commission Hearing**  
**July 11, 2018**

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**Subject:** Public comments received and options  
Infill Code Revisions – Dimension and Transition Standards

**Background**

Following recommendations from an infill development steering committee, staff developed a package of text amendments to support attached housing and other development that can achieve the densities established by the Comprehensive Plan. The amendments are aimed mainly in certain residential zones—RTF, RMF, and RHD. During workshops from March through June 2018, the Plan Commission reviewed the proposed amendments to prepare for the July 11 hearing.

### Public Comments Since June 27 Workshop:

The following alternatives were proposed in recent comments received since the last Plan Commission workshop. Proposals are summarized and options suggested below that would allow time to prepare the legislation and encourage public participation.

Subject	Comments received
1. Lot width/front lot line for attached houses in RTF, RMF, RHD zones <ul style="list-style-type: none"><li>Note: The hearing draft proposes to change the lot width minimum, where there is a street curb cut or no alley parking, from 36 ft. to 25 ft.</li></ul>	Require min. 36 ft. if garage faces front
2. Primary building height <ul style="list-style-type: none"><li>Note: The hearing draft proposes to remove the 30-ft. wall height in RMF zone and add a new exception for up to 40 ft. for pitched roofs in RMF and RHD zones.</li></ul>	Increase roof height from 35 ft. to 50 ft. in RMF, RHD zones
3. Lot area for attached houses in RMF zone	Change from min. 1600 sq. ft. to none
4. Lot depth for attached houses in RMF and RHD zones	Change from min. 25 ft. to none
5. Building coverage for attached homes in RMF and RHD zones <ul style="list-style-type: none"><li>Note regarding #3-5: The code currently permits individual lots developed to nonstandard specifications under Alternative Residential Subdivision (<a href="#">SMC 17G.080.065</a>), as long as the parent site meets the standards stated in the zoning district. The proposal is to change the stated standards and allow attached home development without the terms and additional regulation under alternative residential subdivision.</li></ul>	Change from max. 50 or 60 percent to 100 percent
6. Design standards for attached housing in RMF, RHD zones	Use multifamily design standards for attached housing subdivisions instead of Pocket Residential
7. Minimum parking requirements for attached houses in RMF, RHD zones	Require no parking minimum for 6 units or less
8. Urban forest protection amendments <ul style="list-style-type: none"><li>Note: A separate ordinance process is already underway to address the urban forest protection amendments. Any amendments to the Development Code will be presented to the Plan Commission for its recommendation. The comments received could be incorporated in the review for that proposal.</li></ul>	Add landscaping requirements for preservation of trees and transition zones

## **Options:**

### **A. Include several proposals in subject package.**

Alternatives 3 through 7 above propose changes to standards that were not reviewed during workshops with the Plan Commission in the spring. If it desires to consider recommending any or all of these alternatives along with Alternatives 1 and/or 2, in addition to other changes in the hearing draft, the Plan Commission could:

- Continue the hearing to receive additional written and oral comments at its scheduled meeting either November 7 or December 5, 2018 or another date; and
- Direct staff to bring changes to affected sections to Plan Commission workshops for discussion, conduct public engagement to inform and encourage participation, and issue an updated notice as appropriate with an extended comment period.

### **B. Break up package.**

- 1) Alternatives 1 and 2 for lot width and height, described above, are closely related to the ordinances presented in workshops to the Plan Commission in the spring. If it is interested in recommending either or both of these alternatives, the Plan Commission could:
  - Continue the hearing to review additional written and oral comments at its scheduled meeting on August 8, 2018 or another date; and
  - Direct staff to add a 14-day comment period with a new notice.
- 2) If it is interested in recommending any or all of the remaining proposals, the Plan Commission could direct staff to send out a new package with the additional proposals as a separate, new package to include:
  - 3. Lot area for attached houses in RMF zone
  - 4. Lot depth for attached houses in RMF, RHD zones
  - 5. Building coverage for attached homes in RMF, RHD zones
  - 6. Design standards for attached housing in RMF, RHD zones
  - 7. Minimum parking requirements for attached houses in RMF, RHD zones