

Notice of Spokane City Council Public Hearing
Amendments to Spokane Municipal Code Related to Parking, Height, and Other
Dimensional Standards for Attached Housing and Multifamily Zones

(Proposed Ordinances C35730, C35731, and C35732)

Notice is hereby given that there will be a public hearing before the Spokane City Council at its regularly scheduled meeting on **January 14, 2019**, beginning at 6:00 PM in the City Council Chambers, Lower Level of City Hall at 808 West Spokane Falls Boulevard, Spokane, Washington. This public hearing is regarding amendments to the Development Code, relating to dimensional standards for attached housing and multifamily development in residential zones, amending chapter 17C.110 of the Spokane Municipal Code (SMC); relating to parking and loading standards, amending chapter 17C.230 SMC; and relating to alternative residential subdivisions, amending SMC 17G.080.065. The City Plan Commission recommended approval of the proposal. Public testimony will be taken on this ordinance at the hearing on January 14, 2019. This hearing or portions thereof may be continued at the discretion of the City Council.

Any person may submit written comments on the proposed action or call for additional information at:

City of Spokane Planning & Development, Attn: Nathan Gwinn, 808 West Spokane Falls Blvd, Spokane, WA 99201 509-625-6893 ngwinn@spokanecity.org

Documents relating to this proposal are available for viewing at:

my.spokanecity.org/projects/infill-housing-strategies-infill-development/

Location: Areas within or adjacent to certain residential zones in the city of Spokane: specifically, the RA, RSF, RTF, RMF, RHD zones. A zoning map is available for viewing at: maps.spokanecity.org

Description of Proposal:

- **Ordinance C35730** - Code amendments to lot standards for attached houses in the RMF and RHD zones, increase maximum building coverage for attached houses in the RMF and RHD zones, and remove a lower wall height for all types of primary buildings in most locations in the RMF zone (SMC 17C.110.200); adopt limited height exceptions above the roof height in RMF and RHD zones (SMC 17C.110.215); eliminate doubling of side lot line setbacks for attached houses and combine curb cuts for some housing types on narrow lots in all residential zones (SMC 17C.110.310); eliminate the maximum size for Pocket Residential Development in certain locations, and change homeowners' association requirements in all locations (SMC 17C.110.360); and apply multifamily design standards of SMC 17C.110.400 through .465 to attached housing in the RMF and RHD zones (SMC 17C.110.310 and .360).
- **Ordinance C35731** - Code amendments relating to parking calculations (SMC 17C.230.100), introducing a parking exception for attached housing in RMF and RHD zones

(SMC 17C.230.130), and reducing some parking area setbacks on sites that abut residential zones (SMC 17C.230.140).

- **Ordinance C35732** - Corresponding amendments to procedural requirements for alternative residential subdivisions in SMC 17G.080.065.

SEPA: This proposal has been reviewed under the State Environmental Policy Act (SEPA) under Spokane Municipal Code Title 17E, Chapter 17E.050. A Determination of Non Significance (DNS) was issued on October 31, 2018, under WAC 197-11-340(2). During the comment period, no comments were received regarding this DNS.

Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Plan Commission and City Council.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.