

Neighborhood Notice

Plan Commission Workshop June 10, 2015

Proposed modifications to the Spokane Municipal Code regarding neighborhood notice of land use applications and permits.

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City Council President Ben Stuckart

Purpose of Modifications:

To improve the Spokane Neighborhood Councils' notice procedures, project awareness, and ability to comment on land use applications and permits which are processed by the City of Spokane.



Background

- Citizen summit meetings in 2014, moderated by City Council President Ben Stuckart, improvements to neighborhood notice of primary importance.
- Citizen stakeholder group was formed to explore changes.
- City Council President Ben Stuckart, city staff (Planning and Development Services, Legal, Community and Neighborhood Services), and the stakeholders began meeting and drafting potential improvements.
- Result: “Neighborhood Notice, draft modifications 6/1/15” (Title 17 of the Spokane Municipal Code) , included in White Paper.

Steps in Process, potential timeline:

- Plan Commission Workshop (June 10th)
- Notice of Public Hearing (June)
- Plan Commission Public Hearing (July)
- Plan Commission Recommendation (July)
- City Council Action (August)

Project Types

Project types/applications presently “excluded” from review (other than building official review, etc.) and “excluded” from posted/advertised notice, notice of community meeting, and notice of public hearing:
(projects with limited public impact)

Examples: (see Title 17 for complete list)

- Building Permit (without SEPA)
- Fence Permit
- Home Occupation
- Demolition Permit (without SEPA) **proposed change: demolition applications to be forwarded to Neighborhood Councils**

Project types/applications presently “requiring” review, and/or posted/advertised notice, and/or notice of community meeting, and/or notice of public hearing, and receiving public comments:
(projects with increased public impact)

Examples: (see Title 17 for complete list)

- Building Permit with SEPA
- Demolition Permit with SEPA
- Conditional Use Permit (CUP)
- Rezone
- Unified Development Code Amendment

Major Proposed Modifications:

(white paper pages 4-5) Early in the process, the applicable city department will forward complete project permit applications to the neighborhood council in which the project is located for review and comments. (distribution list)

(page 5) The department will provide a written response to neighborhood comments received, and also forward comments to the project applicant.

(page 6) Clarification of neighborhood individual receiving project applications.

Continued:

(page 14, and sign examples) The city website/project address will be added to public notice signs.

(pages 11-12) Applications for demolition permits will be forwarded to the neighborhood councils for review and comments.

(page 15, 17) The hearing examiner or director may extend time periods if determined that notice was not properly mailed, posted, or provided.

(pages 16, 17) Added section defining “Standing”, and limitations.

Questions ?