

Residential Code Initiatives: Range of Alternatives

Virtual Open House



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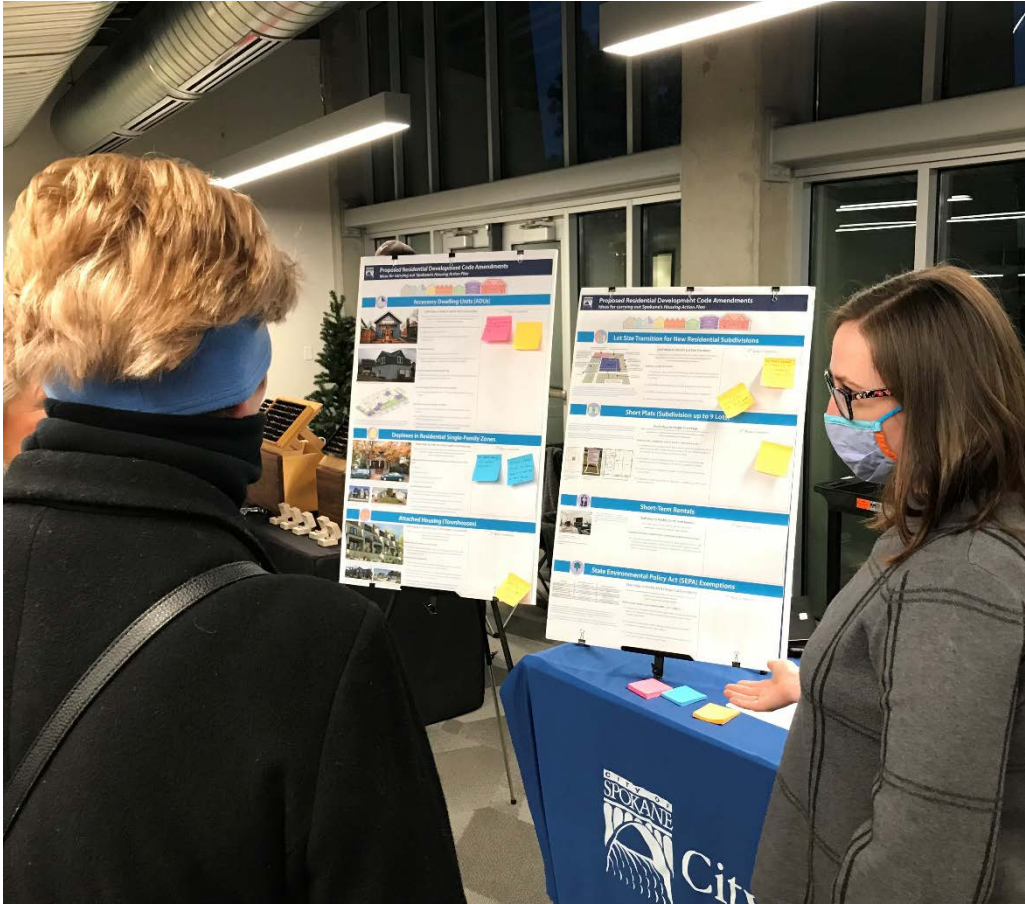
Meeting Objectives

1. To **gather input** provided by residents and interested parties on draft amendments.
 - This informs decision makers in their consideration of the proposed revisions

2. To **share information** about other opportunities to provide comment
 - Where to access draft documents and code illustration
 - Information on upcoming events (e.g. open houses, committee meetings, public hearings)

Visit the project webpage at: my.spokanecity.org/projects/shaping-spokane-housing

Agenda



Introduction to Residential Development Code Amendment Process (10 min.)

Accessory Dwelling Units, Duplexes in More Areas, Attached Housing, and Lot Size Transition (10 min.)

Q&A (30 min.)

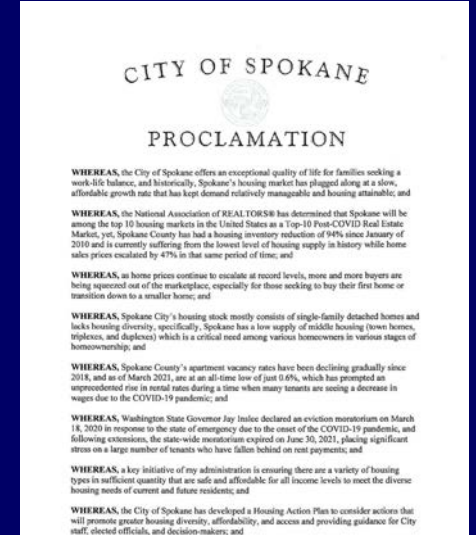
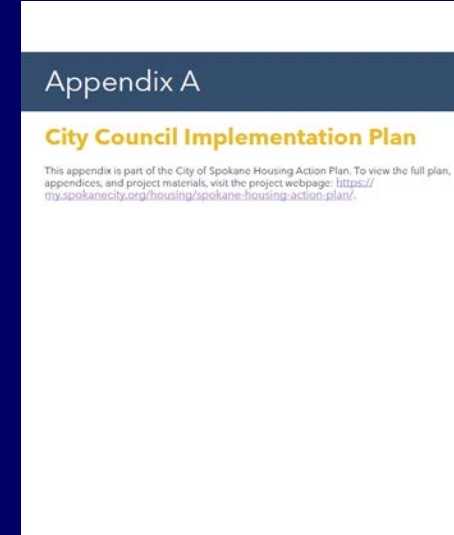
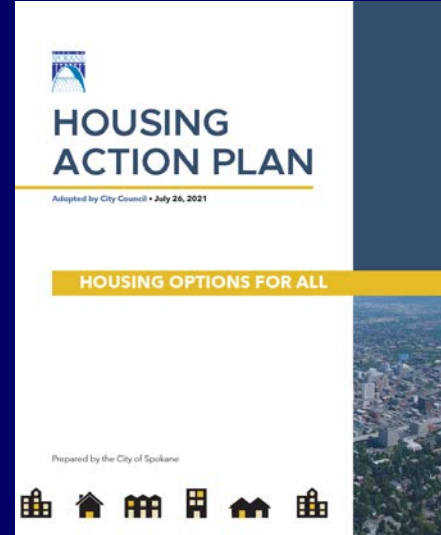
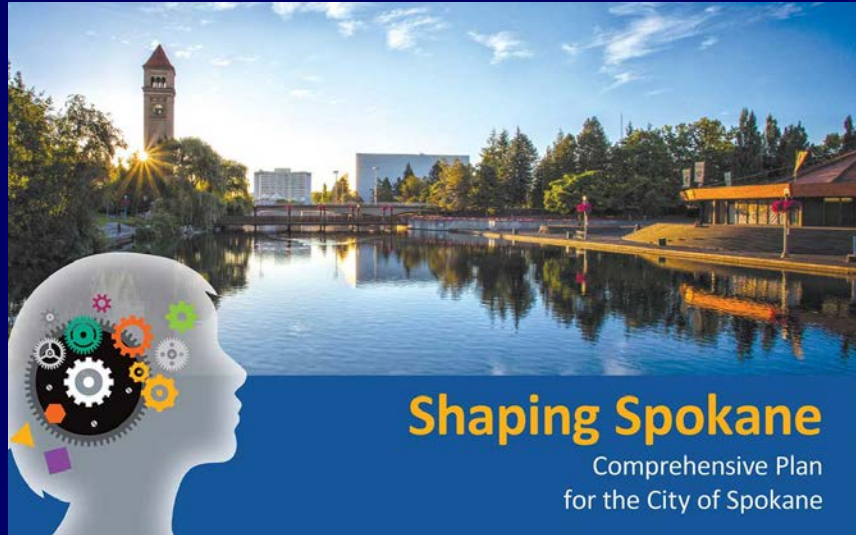
Short Subdivisions, Short-Term Rentals, and Environmental Review Thresholds (10 min.)

Q&A (30 min.)

Visit the project webpage at: my.spokanecity.org/projects/shaping-spokane-housing



Guiding Documents



- **Comprehensive Plan**

- Adopted 2001
- Annual Amendment Cycle
- Periodic Updates
 - Last Updated in 2017
 - Next Major Update Due 2026

- **Housing Action Plan and Related Documents**

- Adopted July 2021 (Resolution No. 2021-0062)
- Appendix A: **City Council Implementation Plan**
- **Proclamation of Housing Emergency**

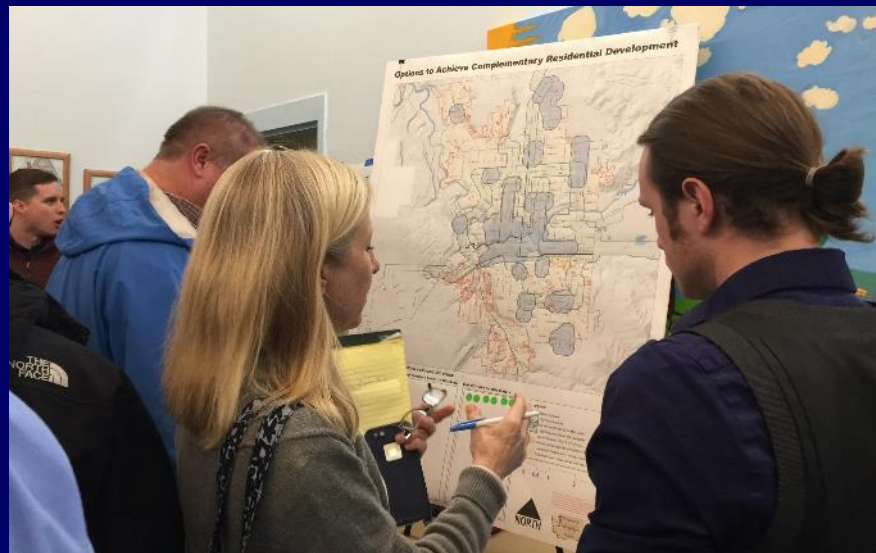
Housing Options – Continuum of Different Types





Past Residential Code Amendments

- 2006 Residential Code to Implement Comprehensive Plan
 - Cottage Housing, Attached Housing
 - Detached Accessory Dwelling Units
- 2012 Infill Housing Task Force
 - RSF-Compact Zone | Garage Wall Limitations
 - Pocket Residential Development (Except RA & RSF Zones)
- 2014 Unit Lot Subdivisions - Pre-Existing Development
- 2018 – 2019 Infill Development Code Revisions
 - Cottage Housing
 - Pocket Residential and Compact Lots Added to RSF Zone
 - Attached Homes, Parking Transitions
 - Height Exceptions, Wall Height in Higher-Density Zones (RMF & RHD)



2017 Open House

For more info visit my.spokanecity.org/projects > Infill Housing Strategies



Proposed Amendments

Phase 1 - Now

- More Flexibility - New Residential Development
 - Lot Sizes, Duplexes, Attached Housing (Townhouses), Accessory Dwelling Units
 - Short Term Rentals in Commercial Zones
- Streamlined Permitting
 - Updated Subdivision and Environmental Review Thresholds

Phase 2

- Changes may require Comprehensive Plan amendments
 - Additional housing types (plexes)
 - Additional density/zones
 - Increase number of homes faith institutions can build affordable to low-income households (<80% median family income)

Proposed Amendments

New Residential Development



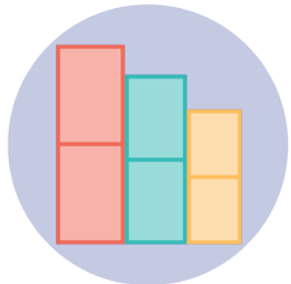
Accessory Dwelling Units



Duplexes

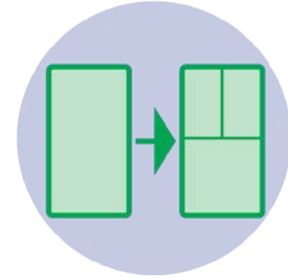


Attached Homes



Lot Size Transitions

Permit Processes



Short Plats



Short Term Rentals



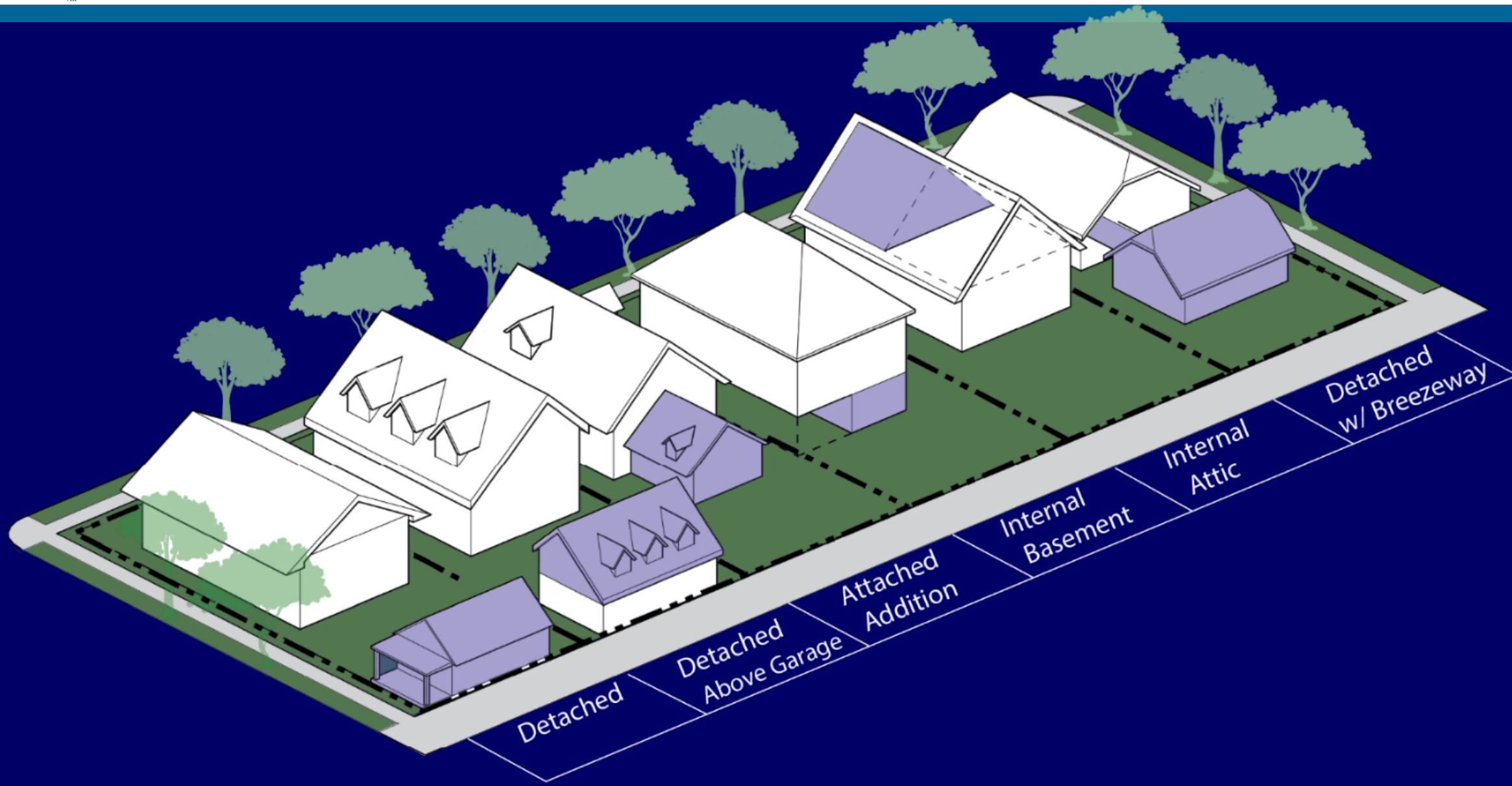
State
Environmental
Policy Act (SEPA)

New Residential Development



Accessory Dwelling Units (ADUs)

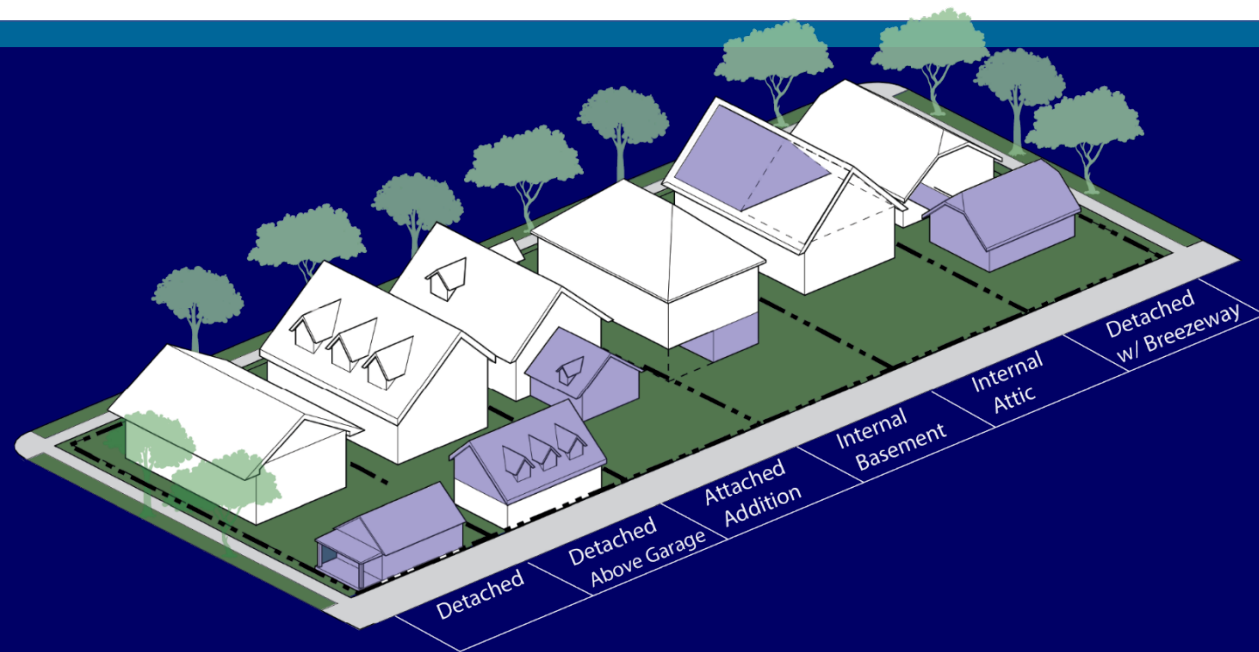
Chapter 17C.300 SMC



Accessory Dwelling Units (ADUs)

Chapter 17C.300 SMC

- More flexible size/dimension
- Add flexibility to design/roof form
- Reduce parking requirements
- Explore removing owner occupancy/covenant requirement



Housing Action Plan Strategy A5 (p. 33)



City Council Implementation Plan Strategy III.2



Proclamation Addressing Housing Emergency 2.g



RCW 36.70A.600 Increasing residential building capacity



Duplex



Attached House



Duplexes in Residential Single Family Zones

SMC 17C.110.115
17C.110.310

- What areas are appropriate?
 - ? Close to centers/transit
 - ? New larger developments only
 - ? Corner lots only, where streets intersect
 - ? All lots
- Updated design standards



On corner lots, each unit oriented towards a different street



Housing Action Plan Strategy A1 (pp. 22-24)



City Council Implementation Plan Strategy III.3



Proclamation Addressing Housing Emergency 2.i



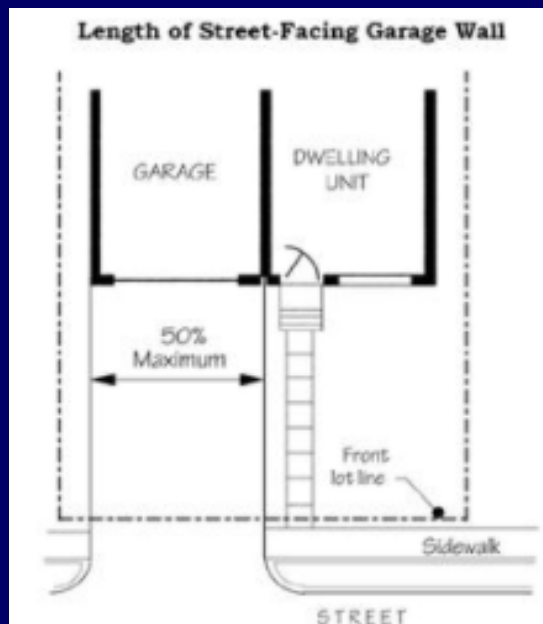
RCW 36.70A.600 Increasing residential building capacity

Attached Housing (Townhouses)

SMC 17C.110.310



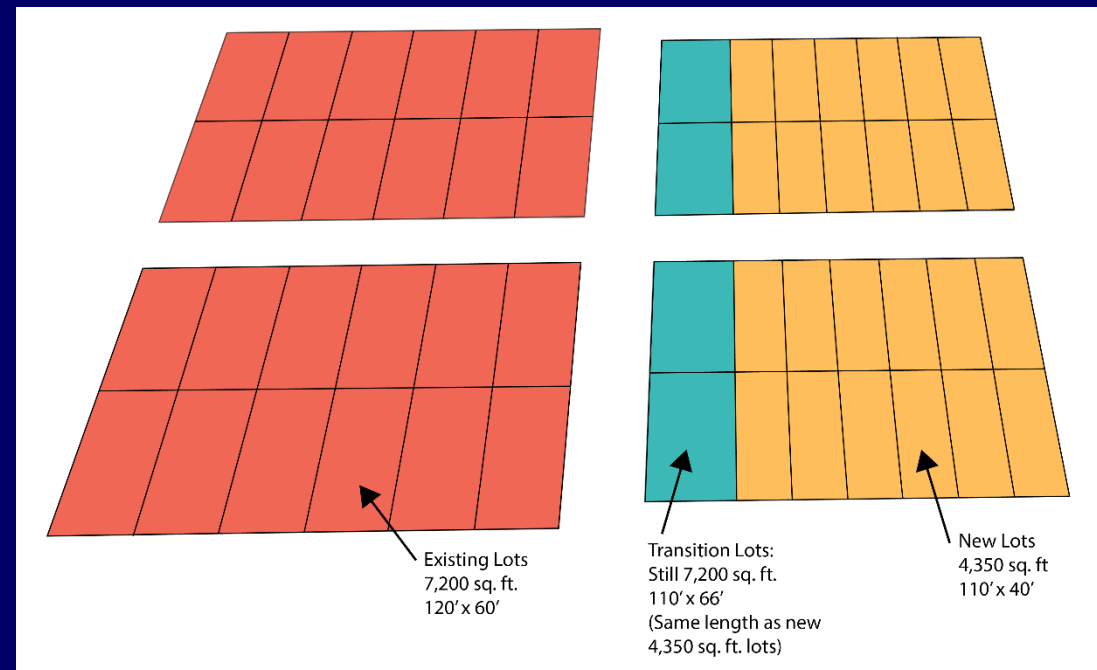
- In RSF and RSF-C zones change max. number allowed to more than 2 without PUD process
- Option to add siting and design standards:
 - Distance near adjacent rear lot lines
 - No front yard vehicle access



✓ Housing Action Plan Strategy A1 (pp. 22-24)

✓ Proclamation Addressing Housing Emergency 2.b

- Lot Size Transition requirement applies to subdivisions on sites larger than 2 acres in Residential Agriculture and Residential Single-Family
- Option to eliminate requirement
- If retained:
 - ? Transition lots can't be smaller than 75% of block average
 - ? Exceptions adjacent to natural topography/vegetation
 - ? Open space buffer
 - ? Not required for Planned Unit Developments



Housing Action Plan Strategy A1 (p. 25)



City Council Implementation Plan Strategy III.10



Proclamation Addressing Housing Emergency 2.h

Discussion



- Are there duplexes/ADUs/Attached homes in your neighborhood?
 - In what ways do you think that type of residential building integrates into the neighborhood?
- When out walking, biking, or driving do you notice when lot sizes change?
 - Does it add visual variety when they do?

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Permit Processes

Short Subdivision Applications - Components

Chapter 17G.080 SMC



Land



Land Survey



Application & Fees



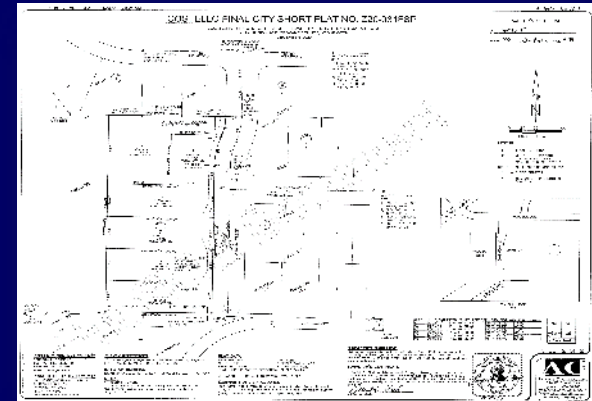
Public Process
& Decision



Appropriate Provisions
for Utilities & Streets



Final Review
& Acceptance

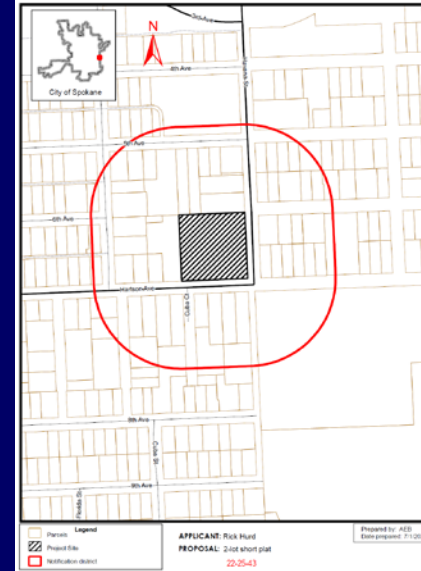


Final Plat



Preliminary Short Subdivision - Notification

- City is exploring how to reduce time and/or cost of notification process
- Reduce cost of notification methods
 - Two lot short plat no notice, or
 - Different method, such as mailed notice only
- Processing time is reduced when notification is removed for some projects



Notification Map



Posted Sign



Housing Action Plan Strategy A3 (p. 30)



City Council Implementation Plan Strategy I.6



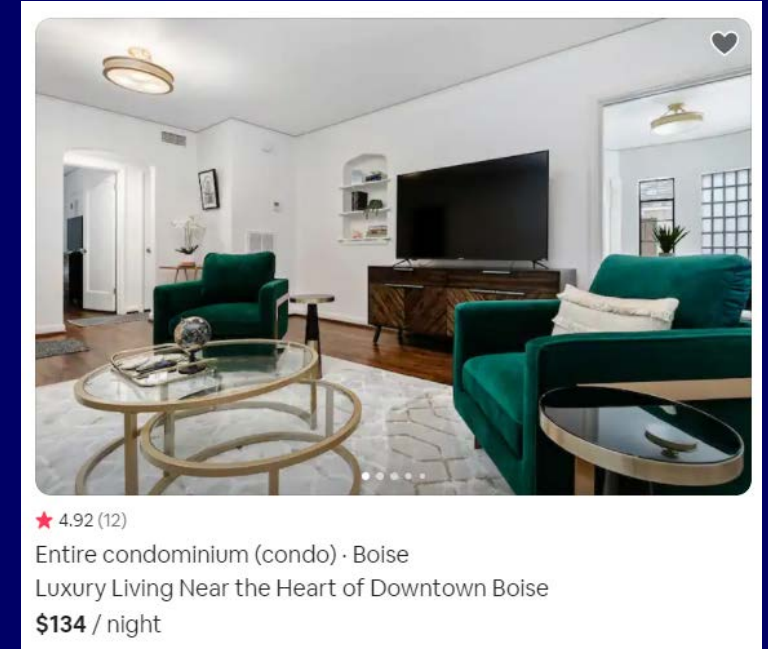
Proclamation Addressing Housing Emergency 2.c



Short Term Rentals

Chapter 17C.316 SMC

- Allowed in residential zones with a permit
- Changes will allow STRs in all zoning districts where residential uses are permitted **without being classified as hotel/motel use**
- Goal to...
 - Legalize units already operating
 - Comply with Building & Fire code requirements
 - Guides decision about appropriate mix of STRs in the housing supply
 - Further code changes to address effect on housing supply



City Council Implementation Plan Strategy II.7



Housing Action Plan Strategy B5 (p. 43)



City Council Implementation Plan Strategy II.6



State Environmental Policy Act (SEPA)

SMC 17E.050.070

- WAC 197-11-800(1) permits flexible thresholds for minor new construction (residential and non-residential) to be exempt from SEPA review
- Projects **over** the threshold are required to complete SEPA review and notice

Construction Type	SMC 17E Exemption Level	197-11-800 WAC Max. Allowed by State
Single-family residential	20 units	30 units
Multifamily residential	20 units	60 units
Agricultural structure	20,000 SF	40,000 SF
Office, school, commercial, recreational, service, or storage buildings and related parking	12,000 SF and 40 parking spaces	30,000 SF and 90 parking spaces
Fill or excavation	500 cubic yards	1,000 cubic yards



State Environmental Policy Act (SEPA)

- Under consideration:
 - Adopt max. exemption levels permitted in WAC [197-11-800\(1\)](#)?
 - Only adopt residential?
 - Adopt max. exemptions levels but maintain current fill/excavation?
- Process involves 60-day public comment period for agencies, tribes, and interested parties
 - City is beginning **early** engagement with tribes and adjacent jurisdictions
 - Will be informed by best practices from other WA cities



Housing Action Plan Strategy A3 (p. 30)



Proclamation Addressing Housing Emergency 2.d



RCW 36.70A.600 Increasing residential building capacity

Discussion



- Do you think it is useful for residents to get a mailer about a nearby subdivision?
- Is there a short-term rental in your neighborhood, or have you considered doing one for additional income?
- Have you gotten a SEPA notice for a project near you?

Visit the project webpage at: my.spokanecity.org/projects/shaping-spokane-housing



Provide Comment

- Comments or Request to Be Placed on Mailing List:
DevelopmentCode@spokanecity.org
- Staff Contacts:
 - Nathan Gwinn ngwinn@spokanecity.org 509-625-6893
 - Amanda Beck abeck@spokanecity.org 509-625-6414
- Project webpage
 - my.spokanecity.org/projects/shaping-Spokane-housing



Upcoming

- Project webpage with videos & blogs
 - my.spokanecity.org/projects/shaping-spokane-housing
- Additional workshop with Plan Commission anticipated in March
- City Council study session anticipated in February
- Plan Commission and City Council Hearings
 - To Be Scheduled

