

## Section 17E.050.070 Flexible Thresholds for Categorical Exemptions

In addition to those exemptions identified in Part Nine (Categorical Exemptions) of this ordinance, the City of Spokane establishes the following exempt levels for minor new construction under WAC 197-11-800(1)(c) (~~(, based on local conditions)~~).

A. For single-family residential dwelling units (~~((in WAC 197-11-800(1)(b)(i):))~~) up to ~~((twenty))~~ thirty dwelling units.

B. For multifamily residential dwelling units up to sixty dwelling units.

~~((B-))~~ C. For agricultural structures (~~((in WAC 197-11-800(1)(b)(ii):))~~) up to ~~((twenty thousand))~~ forty thousand square feet.

~~((G-))~~ D. For office, school, commercial, recreational, service, ~~((or))~~ storage buildings, and parking facilities (~~((in WAC 197-11-800(1)(b)(iii):))~~): up to ~~((twelve thousand))~~ thirty thousand square feet and up to ~~((forty))~~ ninety parking spaces.

~~((D. For parking lots in WAC 197-11-800(1)(b)(iv): up to forty parking spaces.))~~

E. For landfills and excavations (~~((in WAC 197-11-800(1)(b)(v):))~~) up to five hundred cubic yards.

G. The demolition of any structure or facility, the construction of which would be exempted by subsection (1) of this section, except for the demolition of a building that is fifty years or older, is listed on a national or local registry, or is within a historic district. As outlined in WAC 197-11-800(2)(g), buildings with recognized historical significance are subject to SEPA review.

H. The above exemptions do not apply to areas within city limits described below, hereafter referred to as “Geographically Specific Flexible Threshold Area” (Threshold Area). The boundaries of the Threshold Areas may be adjusted from time to time by the City Council, in accordance with and in compliance with the provisions of SMC 17G.025.010.

1. U.S. Route 195 Corridor. The threshold area within the U.S. Route 195 corridor and within the Latah Valley District, as described in [SMC 17D.075.190](#).

2. U.S. Route 2 Corridor. The threshold area along the U.S. Route 2 corridor and within the West Plains District, as described in [SMC 17D.075.190](#).

3. Geographically Specific Flexible Threshold Area. Development within the areas listed in this subsection are subject to the following categorical exemption flexible thresholds:

a. For single-family residential dwelling units up to twenty dwelling units.

b. For multifamily residential dwelling units up to twenty dwelling units.

c. For agricultural structures up to twenty thousand square feet.

d. For office, school, commercial, recreational, service, storage buildings, and parking facilities: up to twelve thousand square feet and up to forty parking spaces.

e. For landfills and excavations up to five hundred cubic yards.