

Development Code Amendments

Plan Commission Public Hearing

ShapingSpokaneHousing.com



Nate Gwinn & Amanda Beck | Assistant Planner IIs

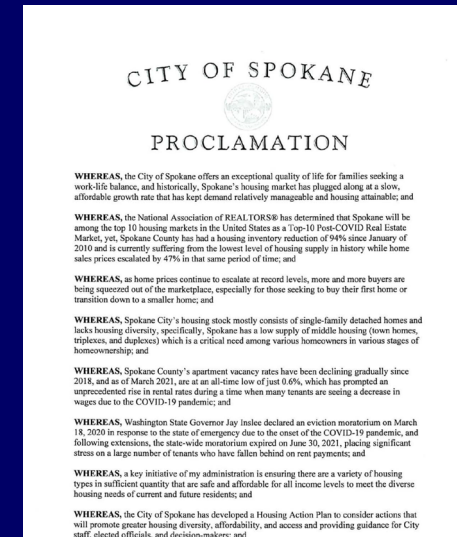
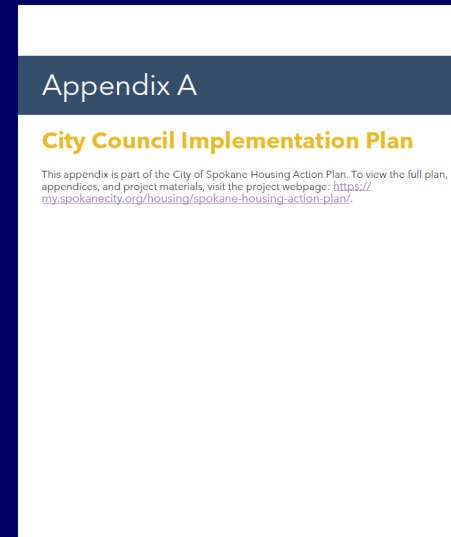
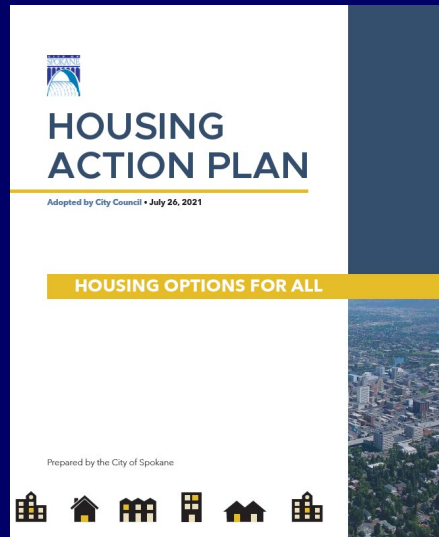
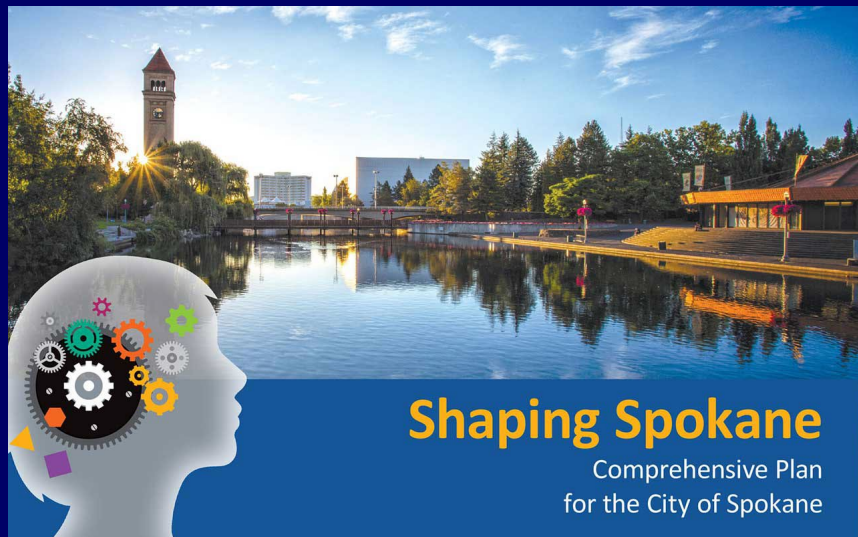
Community & Economic Development — Planning Services

DevelopmentCode@spokanecity.org

May 11, 2022



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**



Testing Concepts, Creating the Draft Code

Staff chose four lots at varying sizes, age & location in RSF zones, which MAKERS modeled using the proposed standards



Public Engagement

Outreach & Engagement

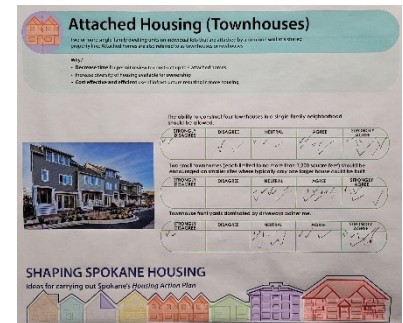
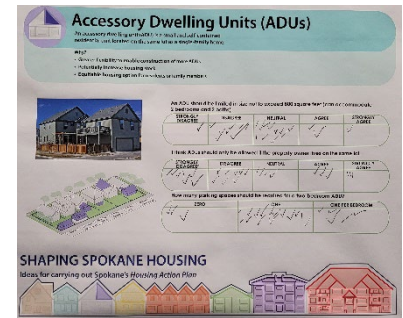
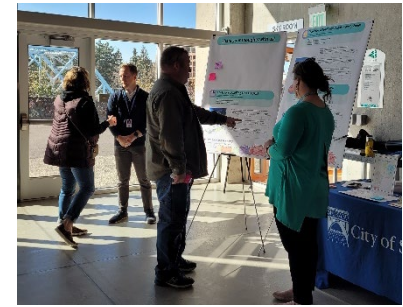
- Land Use Subcommittee
Nov. 18, 2021
Feb. 17, 2022
Apr. 21, 2022
- Winter Market
Dec. 15 and 22, 2021
- Community Assembly
Jan. 6, 2022
- Virtual Open Houses
Jan. 25 and 27, 2022
- City Council Study Session
Nov. 11, 2021
Feb. 10, 2022
May 5, 2022
- Spring Market
Apr. 6, 13, 20, and 27, 2022

Plan Commission Workshops

- Nov. 2021 through Apr. 2022
10 workshops to refine draft language

Public Comments

- All comments received to date are in packet
- 47 public comments, 3 department and agency comments
- **Comments still being accepted**, will be included for City Council public hearing process



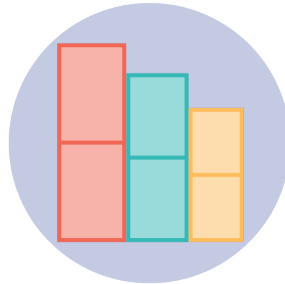
Public Hearing Items

Agenda packet:
my.spokanecity.org/bcc/commissions/plan-commission



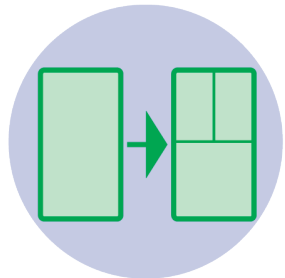
Accessory Dwelling Units

Chapter 17C.300 SMC



Lot Size Transitions

SMC 17C.110.200



Short Plats

Chapter 17G.080 SMC



Accessory Dwelling Units (ADUs)

Chapter 17C.300 SMC

ADU-1. Increase detached max. size from 600 sf to 864 sf or 75% of house size, whichever is greater (size is also controlled by building coverage)

ADU-2. Remove min. lot size for ADUs

ADU-3. Combined Floor Area Ratio (FAR) bonus
Lots <5,000 sq ft= 0.7
Lots <7,200 sq ft= 0.6

ADU-4. Wall & roof height increase (17 ft/ 25 ft)

ADU-5. Remove owner occupancy for RTF, RMF, RHD zones

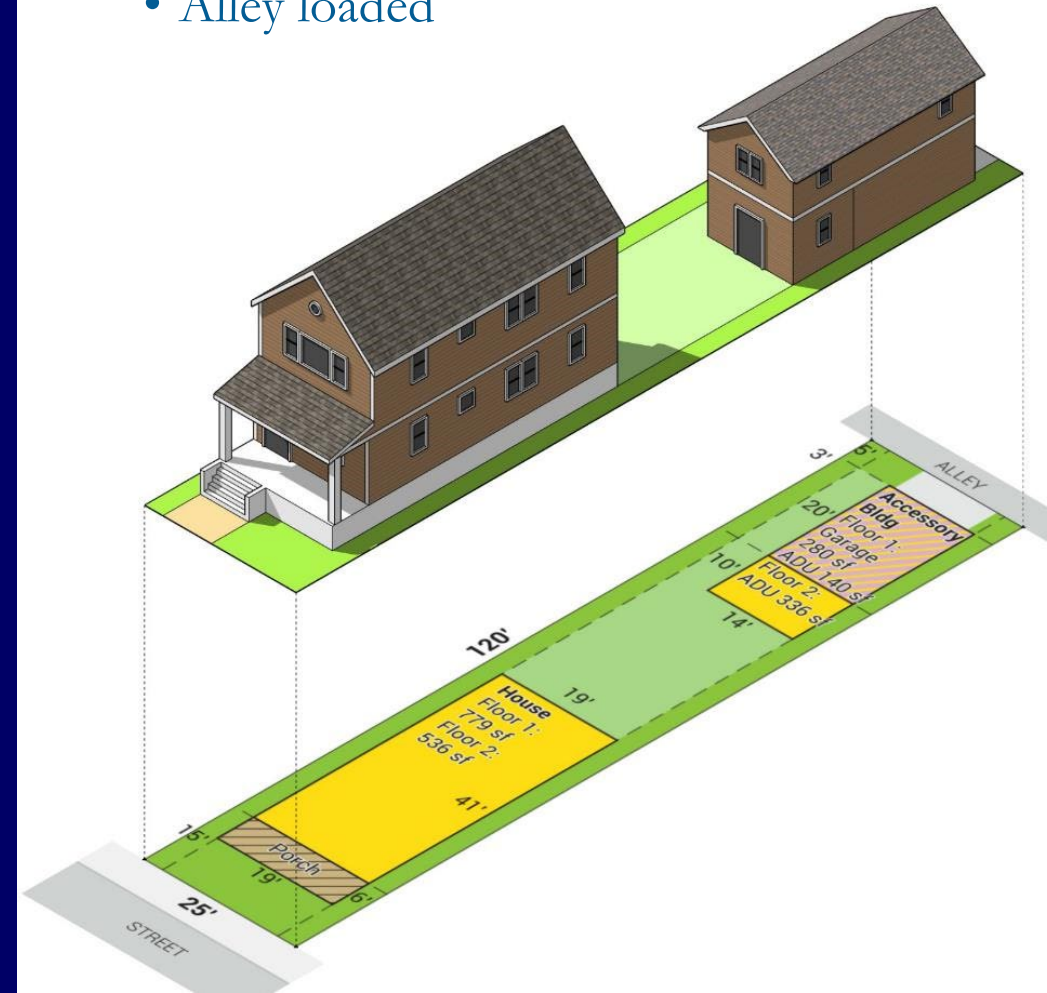
ADU-6. Modify owner occupancy in RSF & RSF-C

ADU-7. Relaxed parking (only 1 space for 2+ bedrooms)

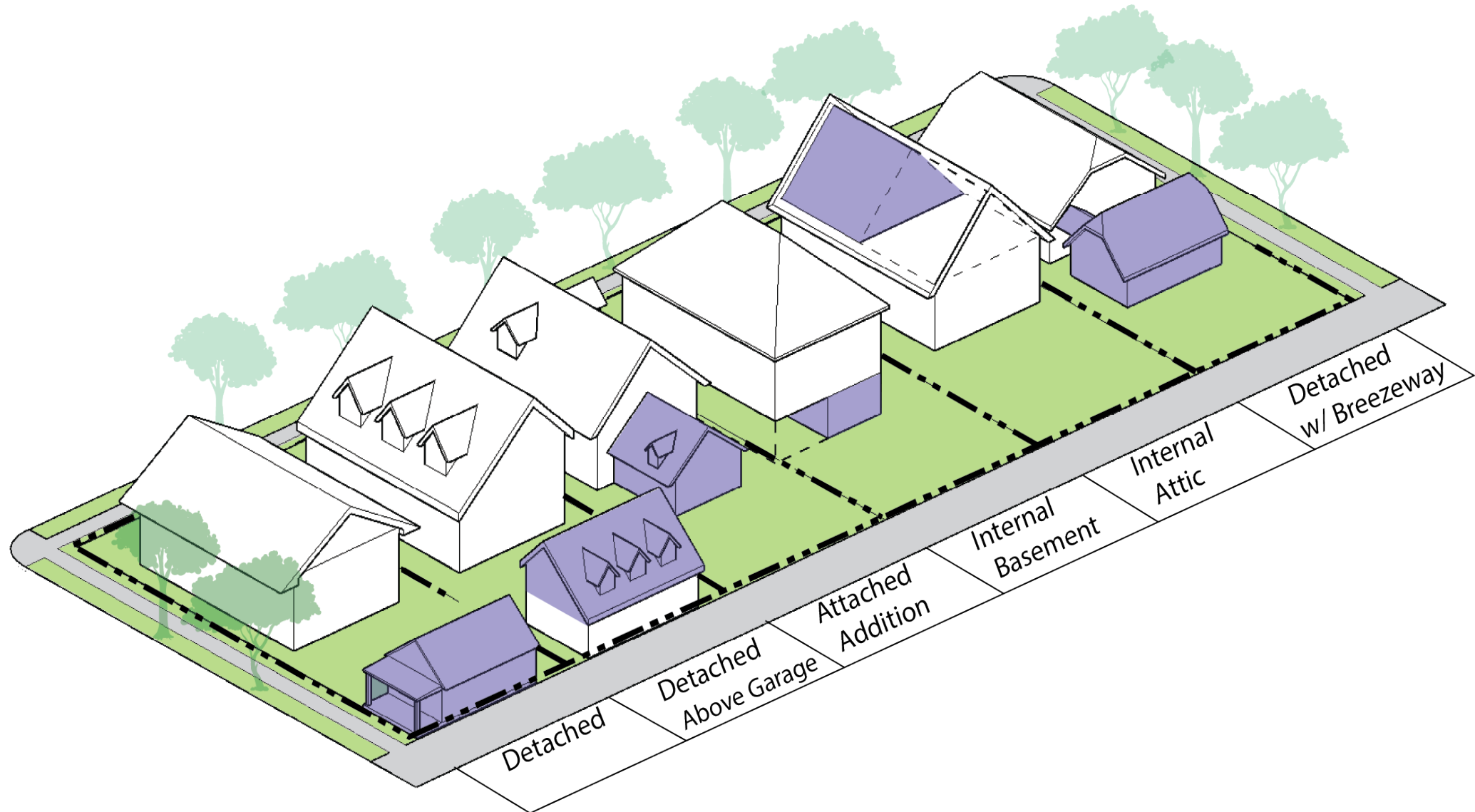
ADU-8. Permit ADU on a site with any principal structure, such as a duplex/triplex, etc. in RTF, RMF, RHD (17C.300.130)

3,000sf lot

- 25'x120'
- Alley loaded

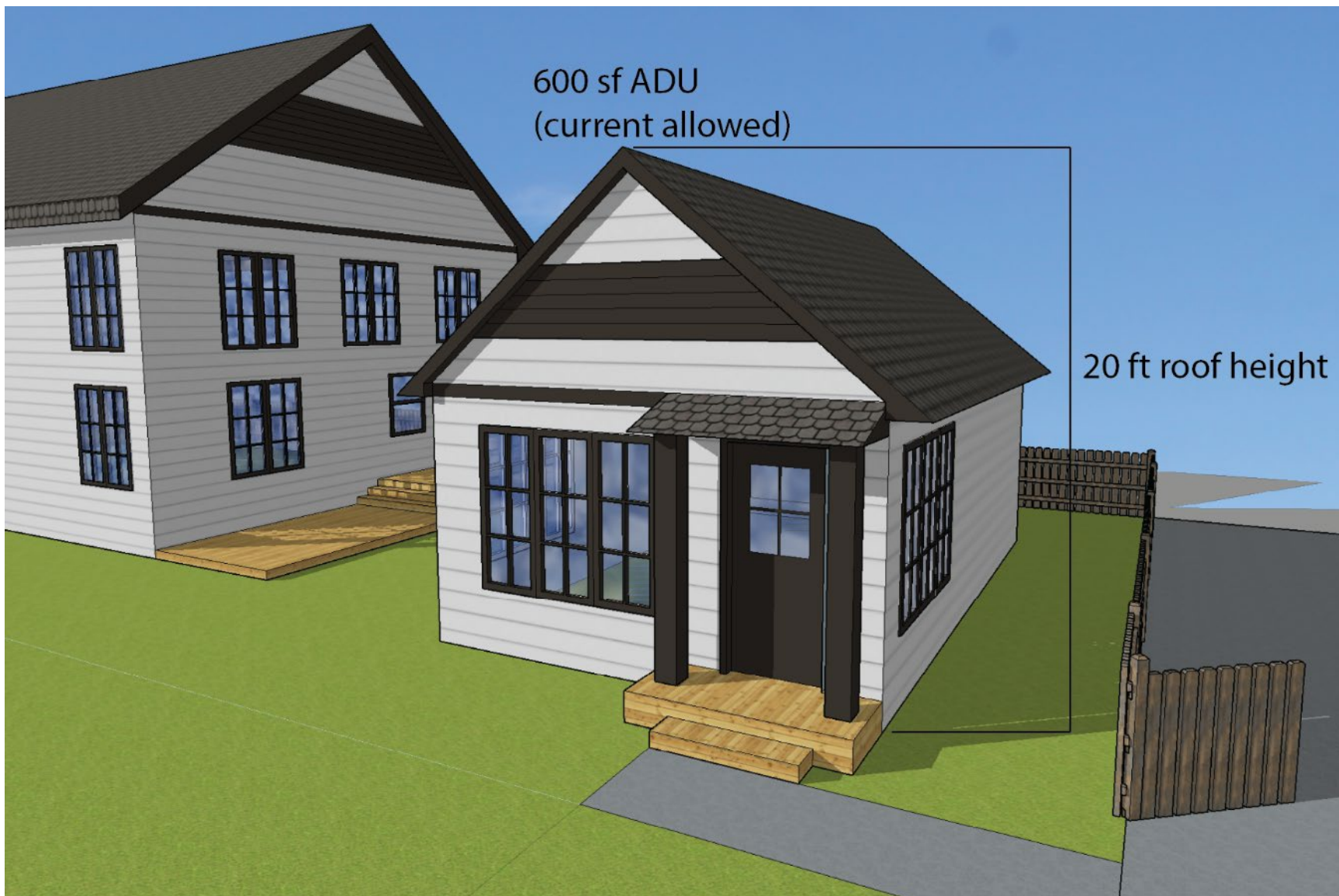


Accessory Dwelling Unit Types



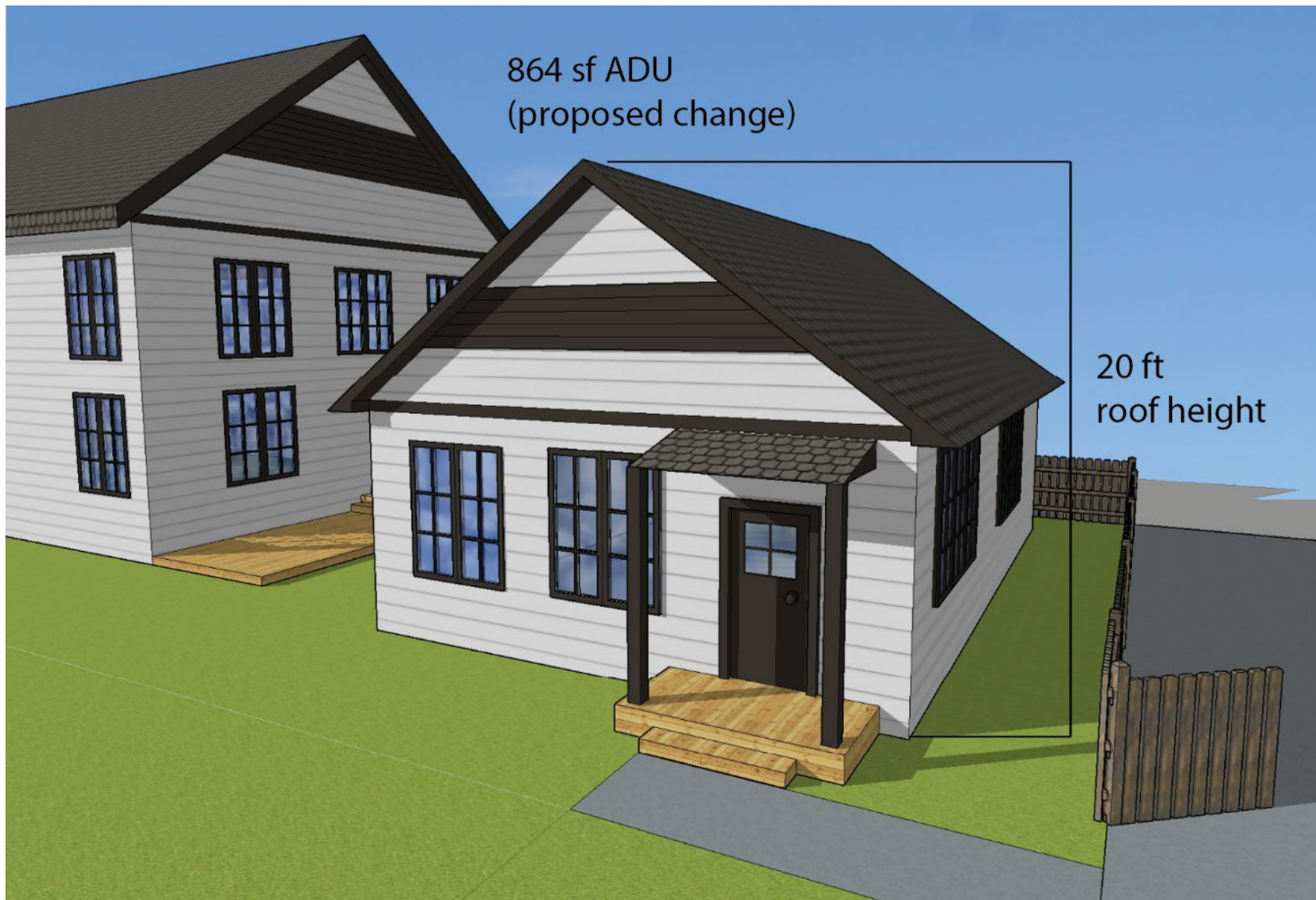


Existing Max. ADU Size





ADU-1. Increase Detached ADU Size





ADU-2 & ADU-3. Bulk & Size Controls



Building Coverage

Existing:

- Acc. structures 15% max. coverage

Proposed:

- Lots <5,500 sf
- 20% max. for detached ADU

Floor Area Ratio (FAR)

Existing:

- Combined FAR typ. 0.5

Proposed:

- Lots with ADU
- Combined FAR bonus
 - Lots <5,000 sq ft= 0.7
 - Lots <7,200 sq ft= 0.6



ADU-3. Building Coverage & Floor Area Ratio

100% Coverage

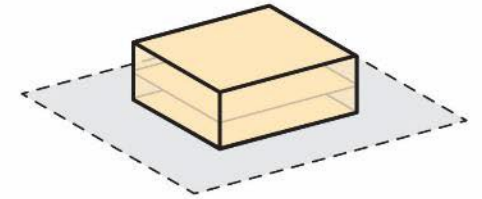
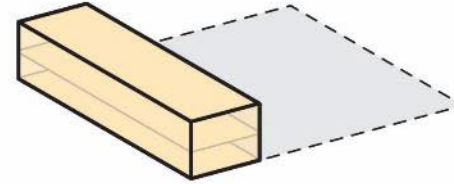
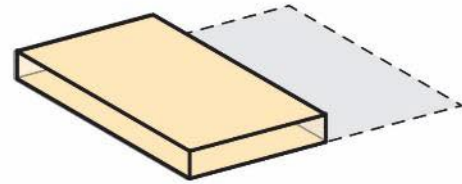
50%

25%

FAR 0.5

FAR 0.5

FAR 0.5

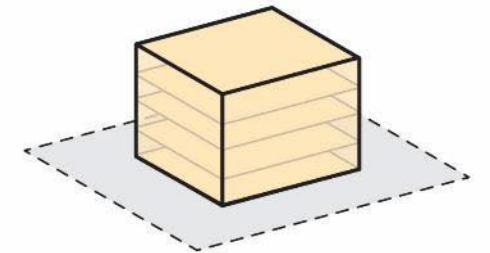
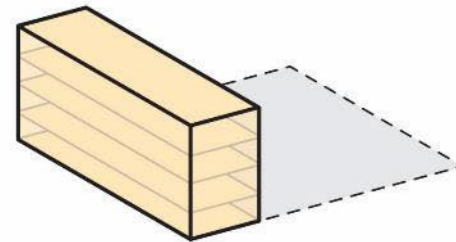
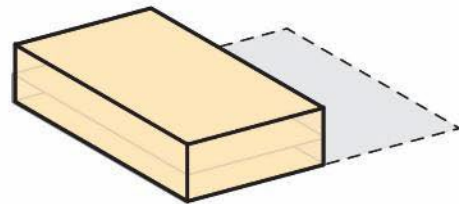
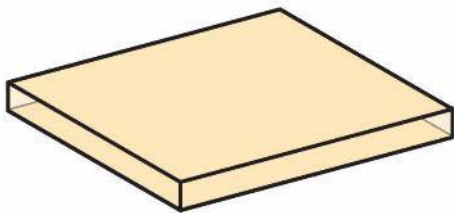


FAR 1.0

FAR 1.0

FAR 1.0

FAR 1.0





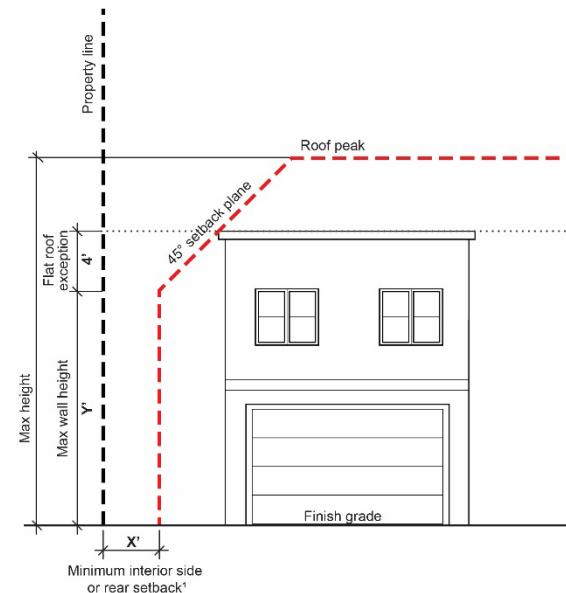
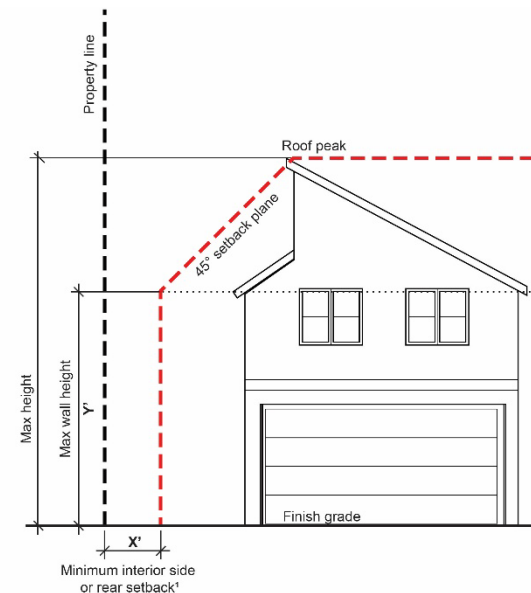
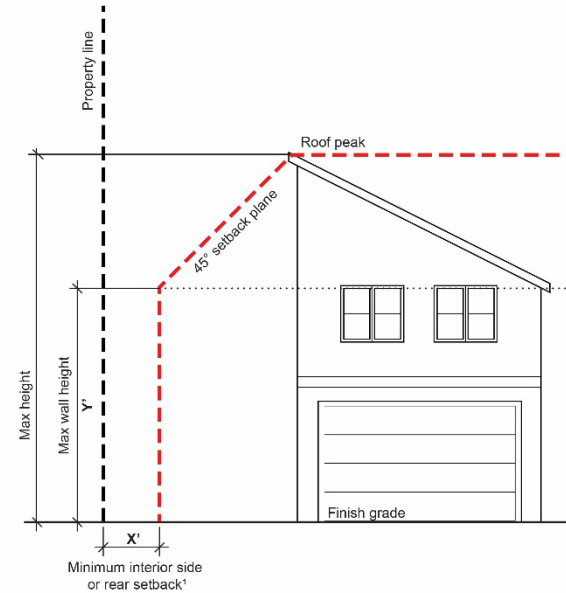
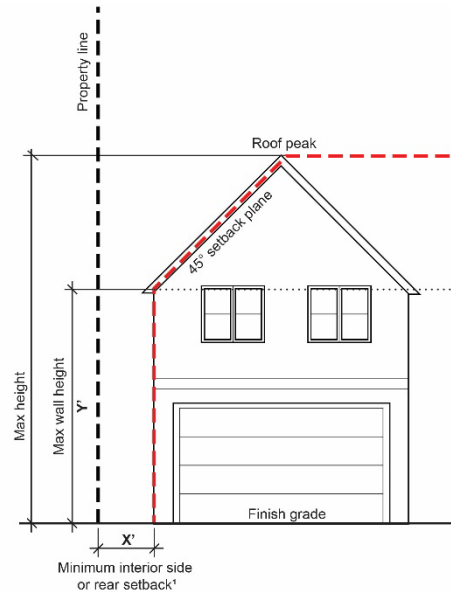
ADU-4. ADU Wall & Roof Height over Garage

Existing:

- Max. wall height 16'
- Max. roof peak 23'

Proposal:

- Max. wall height 17'
- Max. roof peak 25'
- 45° setback plane at 17' above side or rear setback
- Sets high wall further from neighboring property, without specifying roof form





ADU-5 & ADU-6. Owner Occupancy

- On lots with an ADU and a short-term rental, owner occupancy required
- Must file a covenant & deed restriction
 - Call out ownership and occupancy
 - Permanent residence for min. 6 months per year





ADU-7. Relaxed Parking Requirement

Existing:

- One additional off-street parking space

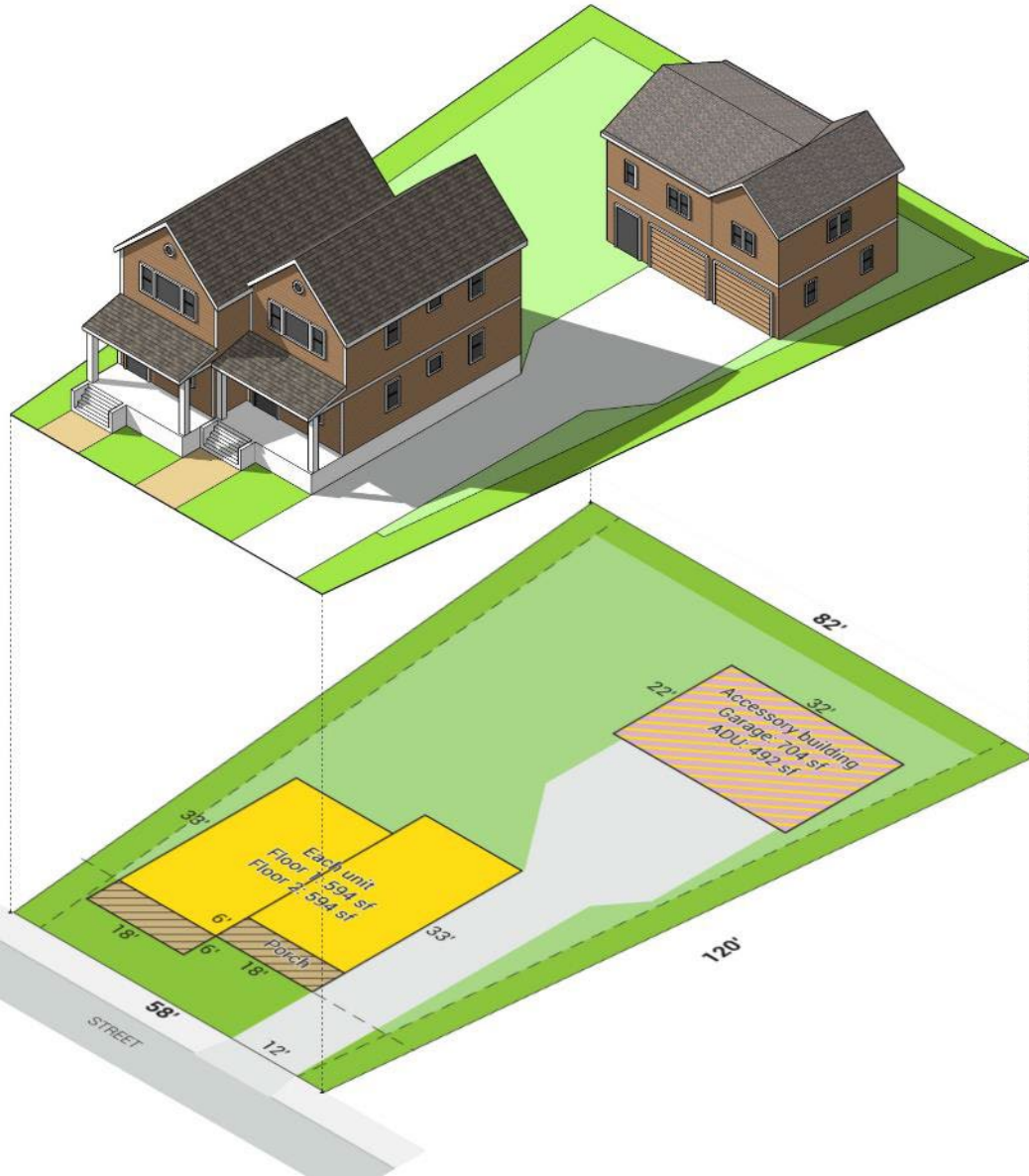
Proposal:

- Studio or 1 bedroom, no parking
- 2 bedrooms, 1 parking space
- 2+ bedrooms, 1 per additional bedroom
- Excluding ADUs within one-quarter-mile of transit per RCW 36.70A.698





ADU-8. ADUs in RTF, RMF, and RHD



Proposal:

- RTF, RMF, and RHD zones
- Attached or detached ADU permitted with principal structure
- Building, fire, and engineering standards apply

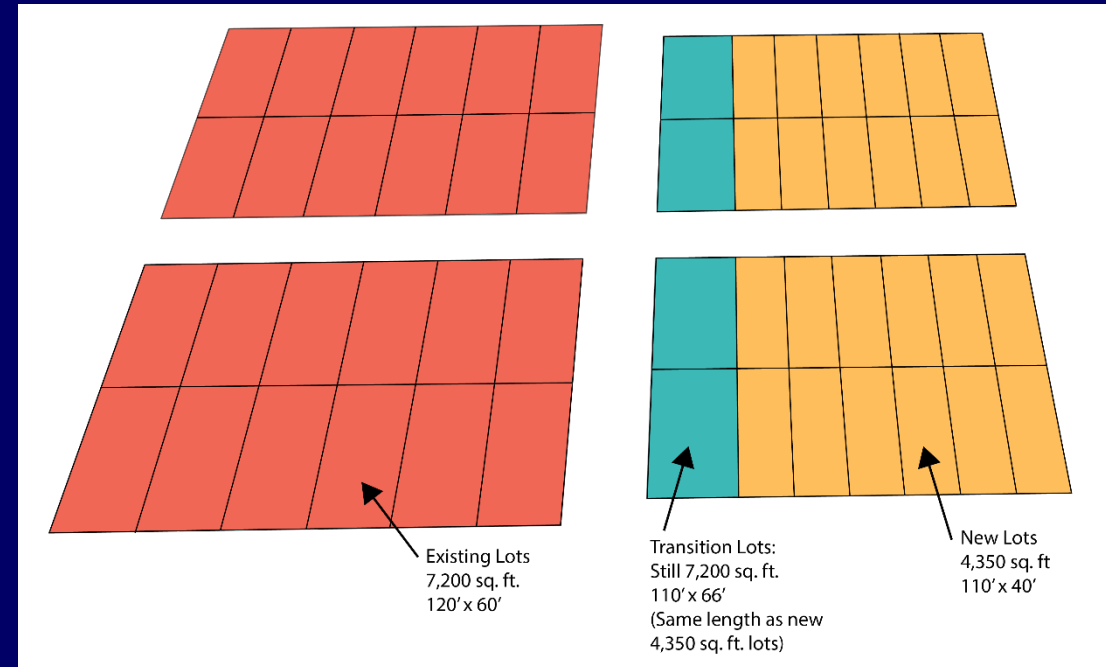


Final Discussion: Accessory Dwelling Units

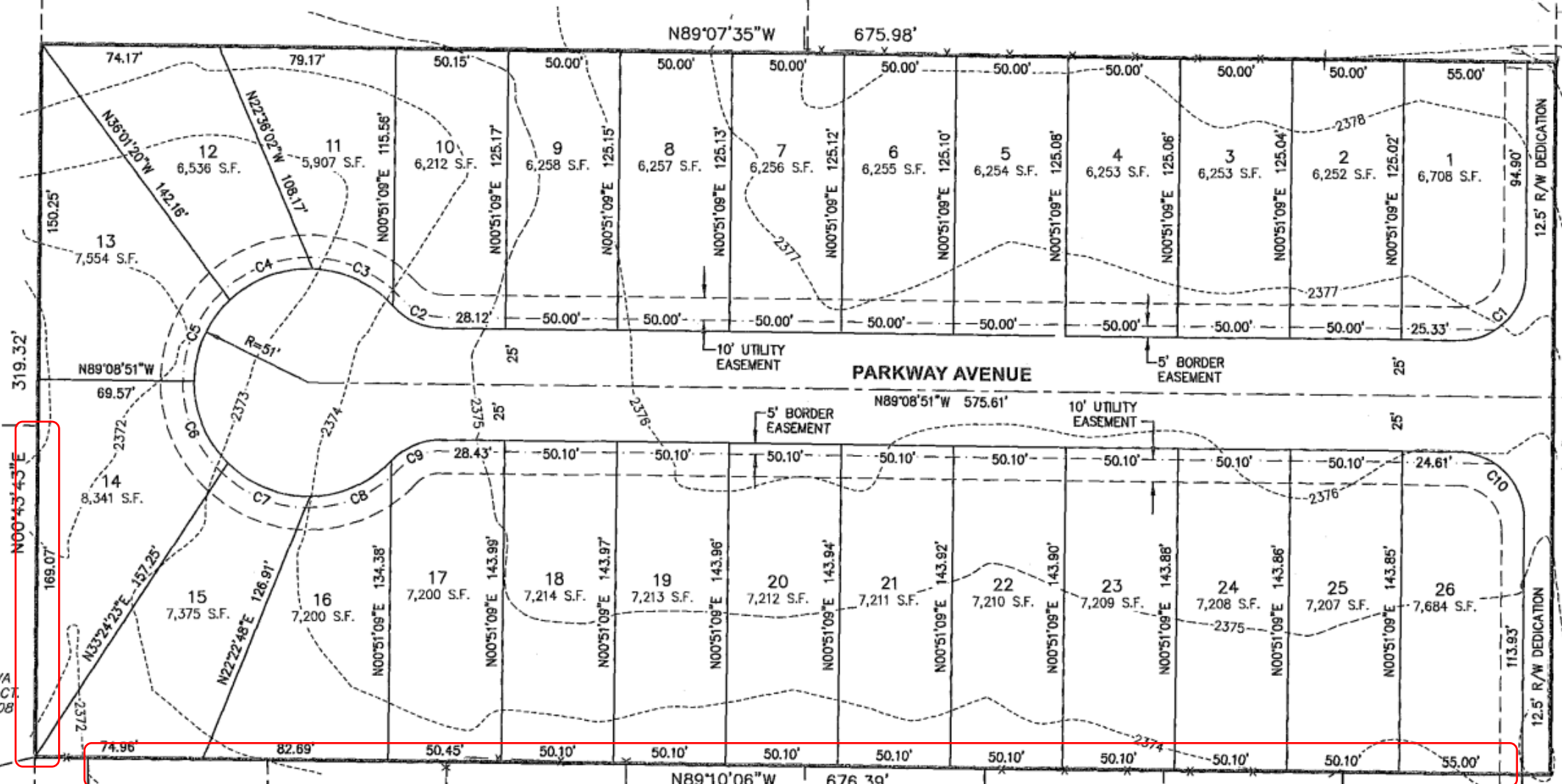
Subject	Proposal	Draft Section & Page	
Maximum Size	ADU-1. Max. detached size of 864 sf or 75% of house size, whichever is greater	17C.300.110(A)(2)	pg. 34
Minimum Lot Size	ADU-2. Remove min. lot size for ADUs	17C.300.110	pg. 34
Floor Area Ratio	ADU-3. Combined FAR bonus Lots <5,000 sq ft= 0.7 Lots <7,200 sq ft= 0.6	17C.300.110(A)(3)	pg. 35
Wall & Roof Height	ADU-4. Wall & roof height increase (17 ft / 25 ft)	17C.300.130(B)(1)	pg. 38
		17C.300.130(B)(2)	pg. 40
Owner Occupancy	ADU-5 & ADU-6. Require owner occupancy if short-term rental on lot	17C.300.110(B)	pg. 35
		17C.300.120(B)	pg. 35
		17C.300.140	pg. 43
Parking	ADU-7. 1 space for 2 bedrooms; 1 space per add'l bedrooms	17C.300.130(A)(4)	pg. 37
Permit with Structure in RTF, RMF, RHD	ADU-8. Allow an ADU with duplex, triplex, etc. in RTF, RMF, and RHD zones	17C.300.100(B)	pg. 34
		17C.300.130(A)(1)	pg. 36

Existing:

- Sites 2+ acres in Residential Agriculture and Residential Single-Family zones
- Transition size required within 80-foot buffer along parcel boundaries
- Transition size
 - Existing aver. lot size larger than 7,200 sf = minimum 7,200 sf
 - Existing aver. lot size less than 7,200 sf = aver. or larger



UNPLATTED
26243.5102
ROBERT G. BACHMEN
2211 W. STRONG RD.
SPOKANE WA 99208



6
26243.3506
M. & B. COMER-VILLANUEVA
8310 N. HEMLOCK CT.
SPOKANE WA 99208

7
26243.3507
E. & S. VERDUIN
2034 W. STONEWALL AVE.
SPOKANE WA 99208

8
26243.3508
M. & R. WILKONSKI
2030 W. STONEWALL AVE.
SPOKANE WA 99208

9
26243.3509
E. & M. LEWIS
2026 W. STONEWALL AVE.
SPOKANE WA 99208

10
26243.3510
J. & R. RICHTER
2022 W. STONEWALL AVE.
SPOKANE WA 99208

①
26243.3511
R. & J. HUSTED
2018 W. STONEWALL AVE.
SPOKANE WA 99208

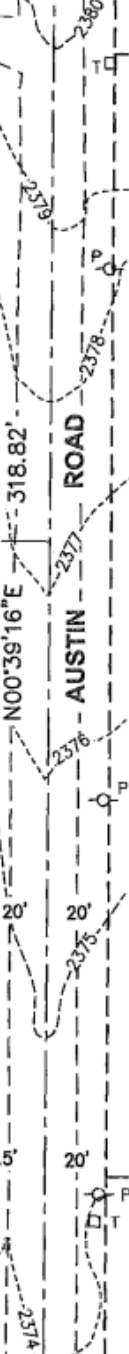
12
26243.3512
T. & J. WOOD
10950 N. ACOMA DR.
SPOKANE WA 99208

13
26243.3513
F. WAGEMAN
P.O. BOX 18338
SPOKANE WA 99228

14
26243.3514
F. WAGEMAN
P.O. BOX 18338
SPOKANE WA 99228

15
26243.3515
G. & S. HOLDER
2207 W. STRONG RD.
SPOKANE WA 99208

EVAN'S ADDITION TO FIVE MILE HEIGHTS
BK. 35, PG. 77-78

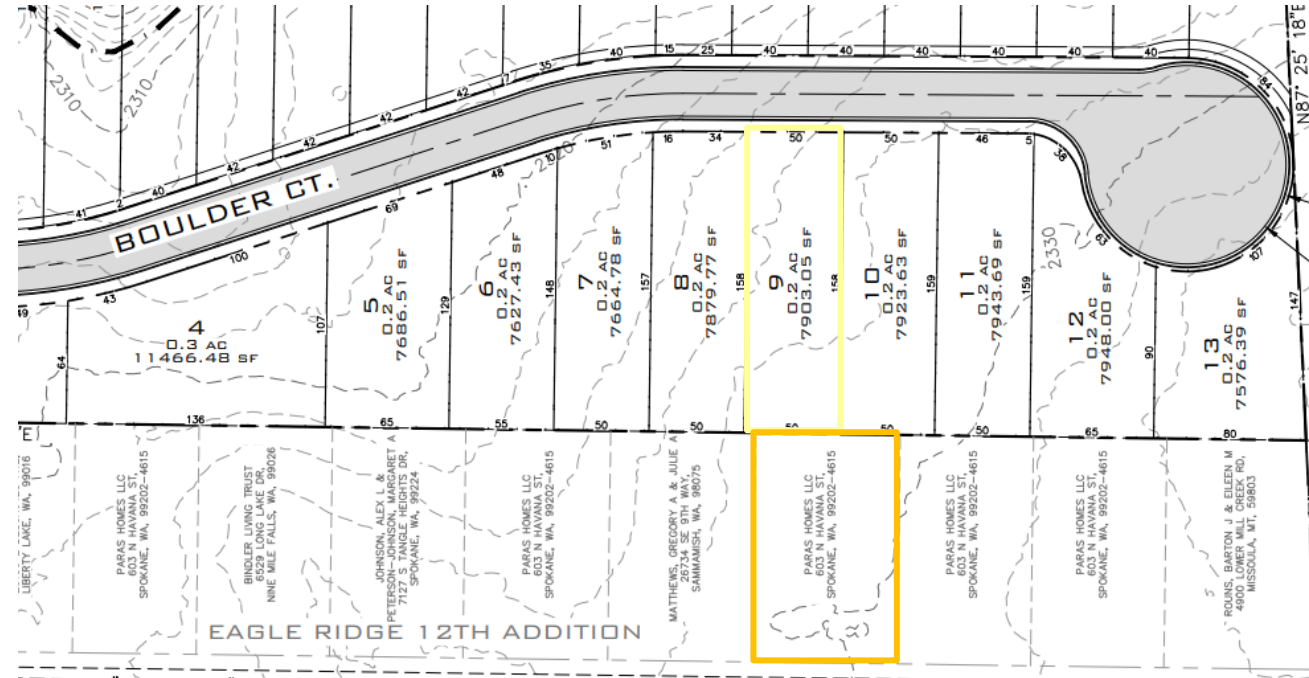




Remove Lot Size Transition

Proposal:

- Remove lot size requirement in 17C.110.200(C)
- Streamlines development process, makes code less confusing
- Encourage more housing



50 ft x 158 ft
7,903 sf lot size



75 ft x 123 ft
9,270 sf lot size



Final Discussion: Lot Size Transition

Subject	Proposal	Draft Section & Page	
Lot Size	Remove lot size transition requirement for parcels in Residential Agricultural and Residential Single-Family zones	17C.110.200(C)	pg. 22



Preliminary Short Subdivision Applications

Chapter 17G.080 SMC



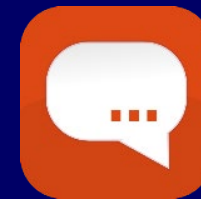
Land



Land Survey



Application & Fees



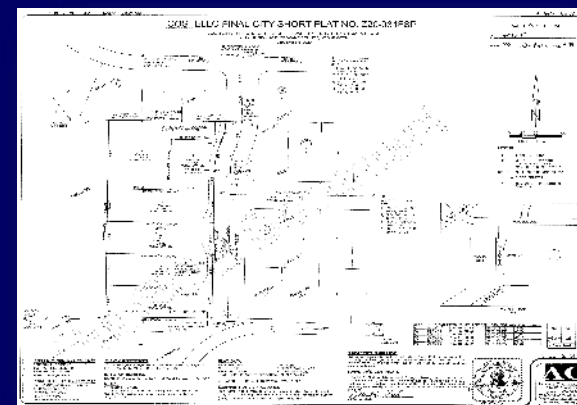
Public Process
& Decision



Appropriate Provisions
for Utilities & Streets



Final Review
& Acceptance



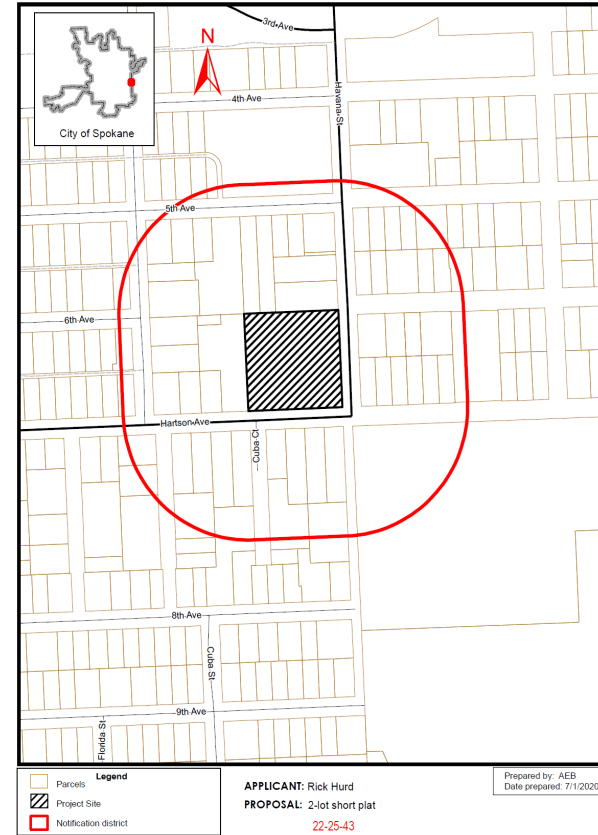
Final Plat



Short Subdivision Notification

Existing:

- Notice of application site posting sign
- Notice of application mailing (400 ft radius)



Notification Map



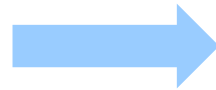
Posted Sign



Short Subdivision Notification

Proposal:

- Continue agency/ neighborhood notification for all short plats
- Mailed notice for short plats with standard engineering review
- Discontinue mailed notice and site posting for short plats with minor engineering review



Minor Engineering Review Requires:

- Existing frontage/ROW
- No extension of water, sewer, or utilities in ROW
- No easements for infrastructure



Final Discussion: Short Subdivision Notification

Subject	Proposal	Draft Section & Page	
Short Plat Notification	<ol style="list-style-type: none"><li data-bbox="715 436 1607 551">1. Required mailed notice for short plats subject to standard engineering review<li data-bbox="715 565 1607 736">2. Agency comment request only (no mailing or posting) for short plats subject to minor engineering review<li data-bbox="715 751 1607 865">3. Short plats subject to SEPA still mail and post notice of application	Table 17G.060-3	pg. 46
		17G.060.130(A)	pg. 48
		17G.080.040(C)(1)	pg. 50



Final Discussion

Accessory Dwelling Unit (ADU)	ADU-1. Max. detached size of 864 sf or 75% of house size, whichever is greater	17C.300.110(A)(2)	pg. 34
	ADU-2. Remove min. lot size for ADUs	17C.300.110	pg. 34
	ADU-3. FAR bonus (Lots<5,000 sf=0.7, Lots<7,200 sf=0.6)	17C.300.110(A)(3)	pg. 35
	ADU-4. Wall & roof height increase (17 ft / 25 ft)	17C.300.130(B)(1)	pg. 38
		17C.300.130(B)(2)	pg. 40
	ADU-5 & ADU-6. Require owner occupancy if short-term rental on lot	17C.300.110(B), 120(B), 140	pgs. 35 & 43
	ADU-7. 1 space for 2 bedrooms; 1 space per add'l bedrooms	17C.300.130(A)(4)	pg. 37
	ADU-8. Allow an ADU with duplex, triplex, etc. in RTF, RMF, and RHD zones	17C.300.100(B)	pg. 34
17C.300.130(A)(1)		pg. 36	
Lot Size	Remove lot size transition requirement for parcels in Residential Agricultural and Residential Single-Family zones	17C.110.200(C)	pg. 22
Short Plat Notification	1. Standard engineering review – required mailed notice	Table 17G.060-3	pg. 46
	2. Minor engineering review - agency comment request only	17G.060.130(A)	pg. 48
	3. SEPA review - still mail and post notice of application	17G.080.040(C)(1)	pg. 50

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