



Agenda Sheet for City Council Meeting of:

06/20/2022
13

Date Rec'd	6/6/2022
Clerk's File #	ORD C36226
Renews #	
Cross Ref #	
Project #	
Bid #	
Requisition #	

Submitting Dept	PLANNING & ECONOMIC DEVELOPMENT
Contact Name/Phone	AMANDA BECK 6414
Contact E-Mail	ABECK@SPOKANECITY.ORG
Agenda Item Type	First Reading Ordinance
Agenda Item Name	SHAPING SPOKANE HOUSING: SHORT PLAT FEES TEXT AMENDMENT

Agenda Wording

An Ordinance to amend Sections 08.02.064 and 08.02.066 regarding short plat application fees. The proposal would create reduced short plat fees for some application types.

Summary (Background)

Shaping Spokane Housing is a result of the Spokane Housing Action Plan, also guided by Mayor Woodward's July 26, 2021, Housing Emergency Proclamation and the City Council's HAP Implementation Plan. The amendment to SMC 08.02.064 and 08.02.066 creates reduced fees for some short plat applications (subdivisions of not more than nine lots) which meet minor engineering review criteria.

Lease? NO Grant related? NO Public Works? NO

Fiscal Impact

Neutral	\$
Select	\$
Select	\$
Select	\$

Budget Account

#
#
#
#

Approvals

Dept Head	GARDNER, SPENCER
Division Director	MACDONALD, STEVEN
Finance	ORLOB, KIMBERLY
Legal	RICHMAN, JAMES
For the Mayor	ORMSBY, MICHAEL

Council Notifications

Study Session\Other	6/2 Study Session
Council Sponsor	CM Michael Cathcart and CM Betsy Wilkerson

Additional Approvals

Purchasing	tblack@spokanecity.org
	tpalmquist@spokanecity.org
	sgardner@spokanecity.org
	smacdonald@spokanecity.org
	jchurchill@spokanecity.org

FIRST READING OF THE ABOVE ORDINANCE HELD ON 6/13/2022 AND FURTHER ACTION WAS DEFERRED
Leni Hoge
CITY CLERK

PAUSED BY SPOKANE CITY COUNCIL: 6/27/2022
Leni Hoge
CITY CLERK

ORDINANCE NO. C36226

An ORDINANCE relating to permit fees for short plats amending Spokane Municipal Code (SMC) Sections 08.02.064 and 08.02.066.

WHEREAS, RCW 36.70A.600 encourages the City to take a number of actions in order to increase its residential building capacity and authorized the City to adopt a housing action plan; and

WHEREAS, as authorized by RCW 36.70A.600(2), Council Resolution RES-2021-0062 adopted the City of Spokane Housing Action Plan as a guide for future housing planning, policy development, and regulatory and programmatic implementation measures that increase housing options that are affordable and accessible for people and families of all incomes in the City; including the Implementation Plan, included as Appendix A within the Housing Action Plan, which outlines several strategies and policies to remedy the current housing crisis; and

WHEREAS, the 2020 Housing Needs Assessment completed for the Housing Action Plan indicates several facts about the housing supply and need, particularly the need to accommodate for an estimated 6,000 additional housing units by 2037; and

WHEREAS, in adopting RES-2021-0062 the City Council outlined several code amendments and permit processes that the City should enact in support of the strategies and actions recommended in the Housing Action Plan and to encourage construction of more housing within Spokane; and

WHEREAS, on July 26, 2021, the Mayor of the City of Spokane proclaimed a housing emergency and directed the City to pursue actions to expand housing types, reduce overall development costs to increase development of affordable housing, and to streamline municipal procedures to support the development cycle; and

WHEREAS, City Council finds that the proposed amendment reduces development costs for short plat applications, and streamlines municipal processes to encourage construction of more housing, and will implement actions specified in RCW 36.70A.600(1); and

WHEREAS, City Council finds that the proposed amendment supports implementation strategies of the Spokane Housing Action Plan and recommended actions from the City Council Housing Action Plan Implementation Plan; and

WHEREAS, this action is categorically exempt from the State Environmental Policy Act (SEPA) RCW 43.21 as stated in WAC 197-11-800(19); and

WHEREAS, the City has complied with RCW 36.70A.370 in the adoption of this Ordinance, avoiding any unconstitutional taking of private property; and

WHEREAS, the City Council adopts the recitals set forth herein as its findings and conclusions in support of its adoption of this ordinance; and

NOW, THEREFORE, the City of Spokane does ordain:

Section 1. That Section 08.02.064 SMC is amended to read as follows:

Section 08.02.064 Plats

The fees for approvals under the subdivision code are:

- A. Long Plat Extension, Phasing, Vacation, Final or Alteration.
 - 1. For a one-year extension of time on a preliminary long plat approval: Five hundred fifty dollars.
 - ~~((2. For a five-year extension of time on a preliminary plat approval: Four thousand one hundred ninety dollars.))~~
 - ~~((3))~~2. For phasing of an approved preliminary plat: Five hundred fifty dollars.
 - ~~((4))~~3. For vacation of an approved plat: Four hundred ninety dollars.
 - ~~((5))~~4. For a final long plat: Two thousand twenty-five dollars plus twenty-five dollars per lot.
 - ~~((6))~~5. For alteration of an approved preliminary or final long plat: Eighty percent of the plat fee under this schedule.
- B. Short Plat Extension, Phasing, Vacation, Final or Alteration.
 - 1. For a one-year extension of time on a preliminary short plat approval: Five hundred fifty dollars.
 - ~~((2. For a five-year extension of time on a preliminary plat approval: Four thousand one hundred ninety dollars.))~~
 - ~~((3))~~2. For phasing of an approved preliminary short plat: Five hundred fifty dollars.
 - ~~((4))~~3. For vacation of an approved plat: Four hundred ninety dollars.
 - ~~((5))~~4. For a final short plat except short plats with minor engineering review: A filing fee of one thousand eight hundred twenty dollars plus thirty dollars per lot.

5. For a final short plat with minor engineering review: A filing fee of three hundred fifty dollars plus thirty dollars per lot.
 6. For alteration of an approved preliminary or final short plat: Eighty percent of the plat fee under this schedule.
- C. Binding Site Plan Extension, Final or Alteration.
1. For a one-year extension of time on a preliminary binding site plan approval: Five hundred fifty dollars.
 2. For a final binding site plan: Two thousand nine hundred seventy dollars plus thirty dollars for each additional acre.
 3. For alteration of an approved preliminary or final binding site plan: Eighty percent of the binding site plan fee under this schedule, plus the cost of publishing the notice of hearing in the newspaper.
- D. Boundary Line Adjustment.
For a boundary line adjustment, a filing fee of three hundred fifty dollars.
- E. Street Name Change.
For changing the name of an existing dedicated street: One thousand three hundred fifty-five dollars.
- F. Other Matters.
1. For any other matter not listed above that requires a public hearing before the hearing examiner: One thousand eight hundred ninety-five dollars.
 2. A fee of eighty-five dollars per hour may be charged to cover the cost of a particular planning staff service for the applicant that greatly exceeds the above fees or is not covered by the fees listed above.

Section 2. That Section 08.02.066 SMC is amended to read as follows:

Section 08.02.066 Zoning

Unless an action is initiated by the city council, the fees for approvals under the zoning code are:

- A. Staff preparation of a notification district map and associated documents: One hundred fifty dollars.
- B. Type I application: One thousand eighty-five dollars. In the case of building and construction permit applications, the fee is based on Article III of this chapter.

- C. Type II application, except preliminary short plats with minor engineering review: Four thousand three hundred twenty-five dollars plus sixty dollars per each additional acre.
- D. Type II application for preliminary short plats with minor engineering review: One thousand eighty-five dollars.
- ~~((D))~~E. Type III application: Four thousand five hundred ninety dollars plus one hundred ten dollars per each additional acre.
- ~~((E))~~F. Site plan review and/or modification: Eight hundred fifteen dollars plus five hundred fifty dollars per each additional increment of ten acres of site or portion thereof.
- ~~((F))~~G. Optional consolidated project review: Four thousand three hundred twenty-five dollars plus two hundred fifteen dollars for each additional acre.
- ~~((G))~~H. Planned unit development bonus density or final planned unit development:
1. Bonus density: Additional eight hundred eighty dollars if bonus density is sought.
 2. Final planned unit development: Three thousand two hundred ninety-five dollars.
- ~~((H))~~I. Any temporary use permit: Six hundred seventy-five dollars.
- ~~((I))~~J. Floodplain development permit: Nine hundred dollars plus fifty-five dollars per each additional acre.
- ~~((J))~~K. Establishment of a front yard setback that is more or less than the depth required by the zoning code: Eight hundred ten dollars.
- ~~((K))~~L. Accessory dwelling unit permit: Six hundred fifty-five dollars.
- ~~((L))~~ ~~Accessory dwelling unit permit (Type II): One thousand dollars.~~
1. ~~In response to the ongoing local and national housing crisis, the City Council has decided to provide relief to residents and businesses regarding accessory dwelling unit (ADU) applications by waiving the permit fee associated with the construction of ADUs on lots located at least partially within ½ mile of a Center or Corridor, Context Area, or Downtown zone or CC3 zoning overlay. Distances are measured in a straight line between the zone/overlay boundary to the lot line of the site containing the development.~~
 2. ~~This fee waiver shall expire at 5:00 p.m. on December 31, 2024.)~~
- M. Formal written interpretation of the zoning code: Five hundred eighty dollars.
- N. Any other matter not listed above that requires a public hearing before the hearing examiner: One thousand eight hundred ninety-five dollars.

- O. A fee of eighty-five dollars per hour may be charged to cover the cost of a particular planning staff service for the applicant that greatly exceeds the above fee or is not covered by the fees listed above.
- P. Short Term Rental Permit – Type A: One hundred fifty dollars. The annual renewal for a Type A permit is one hundred dollars.
- Q. Short Term Rental Permit – Type B: Four thousand five hundred ninety dollars. The annual renewal for a Type B permit is one hundred dollars.

Passed the City Council June 27, 2022

[Signature]
Council President



Attest: [Signature]
City Clerk

Approved as to form: [Signature]
Assistant City Attorney

[Signature]
Mayor

July 8, 2022
Date

August 7, 2022
Effective Date