



OFFICE OF THE CITY CLERK
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3342
(509) 625-6350

May 31, 2006

City Clerk File Nos.:
ORD C33831
ORD C33838

COUNCIL ACTION MEMORANDUM

RE: FINAL READING ORDINANCES C33831 AND C33838 (deferred from
May 8, 2006, Agenda) (no further public testimony taken)

During its 6:00 p.m. Legislative Session held Monday, May 15, 2006, the Spokane City Council considered Final Reading Ordinance C33831 relating to the public ways and property, subdivision, and zoning and Final Reading Ordinance C33838 relating to engineering – street development standards for the Unified Development Code; and adopting Chapter 17H.010 of Division H of Title 17 of the Spokane Municipal Code. City Planner Heather Trautman responded to Council inquiry and the following action was taken on Ordinance C33831:

Upon Unanimous Roll Call Vote, the Spokane City Council **passed Final Reading Ordinance C33831** relating to the public ways and property, subdivision, and zoning; amending Spokane Municipal Code Sections 11.19.0346, 12.01.0804, and 17G.080.070; and repealing Spokane Municipal Code Sections 12.01.020, 12.01.030, 12.01.0402, 12.01.0404, 12.01.0406, 12.01.0408, 12.01.050, 12.01.0602, 12.01.0606, 12.01.0608, 12.01.0610, 12.01.0612, 12.01.070, 12.01.0802, 12.01.090, 12.01.1202, 12.01.1204, 12.01.1206, 12.01.1208, 12.01.1210, 12.01.1212 and 12.01.1214.

With respect to Ordinance C33838, the Council considered proposed amendments as outlined in a May 8, 2006, memorandum to Mayor Dennis Hession and Council Members from Engineering Services Director Tom Arnold. The following actions were taken:

Motion by Council Member Stark, seconded by Council Member French, to amend Section 17H.010.010 "Purpose" to include language on the applicability of the standards, **was withdrawn**.

Motion by Council Member Stark, seconded by Council Member McLaughlin, to amend 17H.010.040 "Initiation of Street Improvement Projects" to clarify what is meant by "public improvement project." **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member Verner, to amend Section 17H.010.040(B) "Initiation of Street Improvement Projects" to include circulation and connectivity in the list of factors to be considered when projects are reviewed and to include street trees and pedestrian and bicycle facilities in the list of improvements that may be required. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member Verner, to amend Section 17H.010.050(A) "Right-of-Way" to include pedestrian buffer strips and street trees in the list of factors that can affect right-of-way width. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member Verner, to amend Section 17H.010.080 "Dead End Streets" to include cul-de-sac streets. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member Verner, to amend 17H.010 to replace "manufactured home park" with "mobile home park." This language is used throughout the document and is consistent with other sections of the code. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member Verner, to amend Section 17H.010.160(A) "Traffic Calming" to include landscaping as an allowable traffic calming feature. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member Verner, to amend Section 17H.010.160(E) "Traffic Calming" to include safety among the list of factors to be considered when adding traffic calming features to a street. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member Apple, to amend Section 17H.010.180(E) "Sidewalks" to include language requiring connectivity for pedestrian facilities, and choosing Option B: "All sidewalks shall provide connectivity to the regional pedestrian network as shown on Map TR 1 of the City's Comprehensive Plan when the project is adjacent to a portion of that network." **Motion carried 6-1 (Council Member Verner voting "no").**

Motion by Council Member Stark, seconded by Council Member Verner, to amend Section 17H.010.190(B) "Pedestrian Buffer

Strips" to clarify that concrete buffer strips shall be a minimum of 3 feet wide. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member Crow, to amend Section 17H.010.260(E) "Bicycle Network" to omit duplicative language. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member McLaughlin, to amend Ordinance C33838 by adding Section 17H.010.270 "Street Trees" to require that street trees be planted and reference the existing urban forestry program ordinance. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member McLaughlin, to amend Section 17H.010.100 (B) in regards to entrance gates to adopt Option 1 for Section B. (Option 1 reads: "B. Gates are allowed only in conjunction with a Planned Unit Development binding site plan, or Mobile Home Park and must be permitted by the decision maker in a written decision.") **Motion carried 6-1 (Council Member Verner voting "no").**

Motion by Council Member Stark, seconded by Council Member McLaughlin, to amend 17H.010.100 (L) and adopt Option 1 for Section L. (Option 1 reads: "L. Gates may be added to existing Planned Unit Developments or Mobile Home Parks provided all of the following criteria are met: 1. All streets in the development are private. 2. The addition of the gate will not isolate or disconnect the development from its surroundings based on topography and the configuration of existing platted lots and streets. 3. Adequate queuing area on the public side of the gate and a public turnaround, if required, is provided. 4. Service and emergency vehicle access meeting the requirements of the Fire Department and the Department of Engineering Services is provided.") **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member Verner, to amend Section 17H.010.010 "Purpose" to include language on the applicability of the standards. **Friendly amendment** by Council Member Verner, and seconded by Council Member Stark, to delete the second sentence [which reads: "Transportation preservation projects (resurfacing, rehabilitation, or reconstruction of the existing street pavement, sidewalks, or bridges) are exempt."].

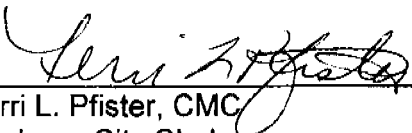
Council Member Verner explained that the purpose of her motion to delete the sentence is so that it can be referred for further review and that an amendment

be brought back to the Council in the near future. She commented that the sentence includes several terms which are not defined because Ordinance C33838 does not have a definition section. Ms. Verner further commented that her effort will be to meet with staff in the near future to see if a set of definitions can be devised that better clarifies the purpose that is expressed in the sentence that she is requesting to be deleted. Engineering Services Director Tom Arnold stated that staff's recommendation is to leave the language as presented, but that staff is willing to go back and provide further definition of the sentence. Council President Shogan offered to assist Council Member Verner and Engineering Services Director Tom Arnold in coming up with satisfactory language. Subsequent to Council debate and input by Engineering Services Director Tom Arnold, the following actions were taken:

Friendly amendment by Council Member Verner, seconded by Council Member Stark, to delete the second sentence [which reads: "Transportation preservation projects (resurfacing, rehabilitation, or reconstruction of the existing street pavement, sidewalks, or bridges) are exempt."] **rejected 3-4 (Council President Shogan and Council Members Apple, Crow, and French voting "no")**.

Main motion restated by Council Member Stark, seconded by Council Member French, to amend Section 17H.010.010 "Purpose" to include language on the applicability of the standards. **Motion carried unanimously**.

Upon Unanimous Roll Call Vote, the Spokane City Council passed **Final Reading Ordinance C33838, as amended**, relating to engineering – street development standards for the Unified Development Code; and adopting Chapter 17H.010 of Division H of Title 17 of the Spokane Municipal Code.



Terri L. Pfister, CMC
Spokane City Clerk

c: Tom Arnold, Engineering Services Director
Sandy Decker, Engineering Services
Heather Trautman, Planning
Greg Hecht, Neighborhood Services Director



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May 12, 2006

City Clerk File Nos.:
ORD C33830 thru
ORD C33847

COUNCIL ACTION MEMORANDUM

RE: ORDINANCES C33830 THROUGH C33847 (RESIDENTIAL PACKAGE AND STREET STANDARDS (deferred from May 1, 2006)

During its 6:00 p.m. Legislative Session held Monday, May 8, 2006, the Spokane City Council considered Ordinances C33830 through C33847 (Residential Package and Street Standards). The Council took the following action regarding the Street Standards ordinances:

Motion by Council Member McLaughlin, seconded by Council Member Crow, to defer for one week (to May 15, 2006, Agenda) the Street Standards Ordinances C33831 and C33838 (described below) **carried unanimously.**

The titles of Ordinances C33831 and C33838 read, as follows:

Final Reading Ordinance C33831 relating to the public ways and property, subdivision, and zoning; amending Spokane Municipal Code Sections 11.19.0346, 12.01.0804, and 17G.080.070; and repealing Spokane Municipal Code Sections 12.01.020, 12.01.030, 12.01.0402, 12.01.0404, 12.01.0406, 12.01.0408, 12.01.050, 12.01.0602, 12.01.0606, 12.01.0608, 12.01.0610, 12.01.0612, 12.01.070, 12.01.0802, 12.01.090, 12.01.1202, 12.01.1204, 12.01.1206, 12.01.1208, 12.01.1210, 12.01.1212 and 12.01.1214.

Final Reading Ordinance C33838 relating to engineering – street development standards for the Unified Development Code; and adopting Chapter 17H.010 of Division H of Title 17 of the Spokane Municipal Code.

Council discussed whether to take additional public comment on the Residential Package and Street Standards ordinances. Council President Shogan determined additional public testimony would be received, with one individual coming forward to speak on Street Standards. Mr. Shogan then closed public comment on the ordinances.

Subsequently, the following action was taken relating to Ordinance C33830:

Motion by Council Member Stark, seconded by Council Member Crow, in relation to Section 17C.110.110, with regards to the main

text and the question that lies before the Council of 6 or 8, that the maximum number be 8 (Option 2). **Motion carried unanimously.**

Motion by Council Member Stark to amend Section 17G.080 of the PUD to allow gates in private PUDs. Motion was **withdrawn** at Council President Shogan's request, as the motion relates to Ordinance C33831, which was deferred to May 15, 2006.

The Council then considered several proposed amendments as summarized in a May 5, 2006, memorandum to the Council from Planning Services Director Steve Franks (identified as Memorandum No. 1). Several actions were taken, as follows, subsequent to Council inquiry and debate and comment by Planning staff (Planning Services Director Steve Franks and City Planner Heather Trautman).

Amendments to Ordinance C33830

Motion by Council Member Stark, seconded by Council Member Verner, to amend SMC 17C.110.110 Limited Use Standards subsection (2), (3), (5) and (6) to clarify that new buildings are permitted by conditional use permit. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member French, to amend SMC 17C.110.115 Housing Types Permitted, Table 17C.110-2, (to read) consistent language and use residence instead of house for single-family structures. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member French, to amend SMC 17C.110.115 Housing Types Permitted, Table 17C.110-2, consistent terminology of "mobile home park" rather than "manufactured home park" and zones mobile home parks are permitted as identified in 17C.345 being CU in the RA and RSF zones and not permitted in the RTF, RMF and RHD zones. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member French, to amend SMC 17C.110.200 Lot Size to add a minimum threshold requirement for the requirements under subsection (C) to require a two-acre site before transitioning of lot sizes is required. **Motion carried 6-1 (Council Member Verner voting "no").**

Motion by Council Member Stark, seconded by Council Member McLaughlin, to amend SMC 17C.110.200(F) to have consistent language with SMC 17C.345 and the term of "mobile home park" rather than "manufactured home park." **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member French, to amend the allowable height of detached accessory building to 20 feet (instead of

the draft version of 17 feet). This applies to various sections [as follows: Table 17C.110-3, under SMC 17C.110.200; SMC 17C.110.215(E); Table 17C.110.225-1, under SMC 17C.110.225; and Table 17C.300-1, under SMC 17C.300.130]. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member French, to amend the height language of SMC 17C.110.215 to provide how building height is measured including the use of 'averaging' in the case of sloped areas. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member McLaughlin, to amend Table 17C.110-3, Footnote 14, (under SMC 17C.110.200), measure setbacks from property line to be consistent with how other setbacks are measured. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member French, to amend SMC 17C.110.215(E) to modify to allow accessory structure to 20 feet, instead of the draft version of 17 feet, and clarify that Accessory Dwelling Units over a garage are 23 feet, consistent with Table 17C.300-1. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member Verner, to amend SMC 17C.110.230(C)(4) to clarify that fences cannot be built that would obstruct an alley. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member McLaughlin, to amend SMC 17C.110.230(E)(4) to allow a fence within 7 feet of a road without sidewalk rather than 10 feet. This is consistent with the current regulations. **Motion carried 6-1 (Council Member Verner voting "no").**

Motion by Council Member Stark, seconded by Council Member Crow, to amend SMC 17C.110.310(G)(1) to clean up language regarding the allowance for two attached houses as a maximum in the RSF zone. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member French, to amend SMC 17C.300.100(B)(2) to clarify that a rear yard means the rear yard setback area. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member Crow, to amend SMC 17C.300.110(B)(1) to increase the minimum internal Accessory Dwelling Unit size to 250 square feet based on the minimum habitable area requirements of the International Codes. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member French, to amend SMC 17C.300.130(B)(1) and (2) to clarify how setbacks are found for

ADU's and how height is measured for ADU's. This includes adding the 20-foot proposed detached accessory structure height and clarifying that an ADU over a garage can be 23 feet. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member Verner, to clarify that reviews such as a conditional use review must result in a permit prior to development, (thereby amending) various sections [as follows: SMC 17C.300.130(D) and SMC 17C.315.120(E)(1)]. **Motion carried unanimously.**

Amendment to Ordinance C33832

Motion by Council Member Stark, seconded by Council Member Verner, to amend SMC 17C.320.080(G) to add safety as a consideration in the approval of "Group Living" facilities for alternative and post incarceration sites. **Motion carried unanimously.**

Amendments to Ordinance C33833

Motion by Council Member Stark, seconded by Council Member Verner, to amend SMC 17A.020.010 definition of "Attached Housing" to include row houses or other similar facilities that are a single-family residence attached at a common wall over a shared property line. **Motion carried unanimously.**

Motion by Council Member Stark, seconded by Council Member Verner, to amend SMC 17A.020.040 definition for "Driveway" to allow for all weather surface rather than concrete for driveways consistent with 17C.230.145(E). **Motion carried 5-2 (Council Members Stark and McLaughlin voting "no").**

Motion by Council Member Stark, seconded by Council Member Crow, to amend SMC 17A.020.070 definition for "Garage" to eliminate a cross reference to "Structured Parking" that does not exist. **Motion carried unanimously.**

Amendment to Ordinance C33837

Motion by Council Member Stark, seconded by Council Member French, to amend SMC 17G.060.170(D)(3)(a)(v) to cross reference the design standards for PUD, which include protection of view sheds, street trees and urban forests. **Motion carried unanimously.**

The Council further considered proposed amendments as summarized in a May 5, 2006, memorandum to the Council from Planning Services Director Steve Franks (identified as Memorandum No. 2). Several actions were taken subsequent to Council inquiry and debate and comment by Planning staff (Planning Director Steve Franks and City Planner Heather Trautman).

Amendment to Ordinance C33830

Council Member Stark made a motion, seconded by Council Member Apple, to amend Ordinance C33830 by adding "Office" as a use allowed by Conditional Use in the residential Multi-Family and Residential High Density zones in Table

17C.110-1 (under SMC 17C.110.100). With this amendment, the language under SMC 17C.110.110 (Limited Use Standards) would add a No. 2, "Office," (to read:) "This regulation applies to all parts of Table 17C.110-1 that have two offices in the RMF and RHD zones and are subject to the provisions of chapter 17C.320 SMC, Conditional Uses, and are processed as a Type III application."

During debate on consideration of Mr. Stark's motion, Council Member Apple called the question. Council President Shogan requested Council to vote on whether to call the question or to hold more discussion. Council Members in favor of calling the question were Council Members Apple and McLaughlin. Council Members in favor of further debate were Council President Shogan and Council Members Crow, French, Stark, and Verner.

Further Council debate was held and the following action was subsequently taken:

Motion by Council Member Stark, seconded by Council Member Apple, to amend Ordinance C33830 by adding "Office" as a use allowed by Conditional Use in the residential Multi-Family and Residential High Density zones in Table 17C.110-1 (under SMC 17C.110.100). With this amendment, the language under SMC 17C.110.110 (Limited Use Standards) would add a No. 2, "Office," (to read:) "This regulation applies to all parts of Table 17C.110-1 that have two offices in the RMF and RHD zones and are subject to the provisions of chapter 17C.320 SMC, Conditional Uses, and are processed as a Type III application." **Motion carried 5-2 (Council President Shogan and Council Member Crow voting "no").**

Amendment to Ordinance C33832 (17C.320.080 – Decision Criteria)

Motion by Council Member Stark, seconded by Council Member McLaughlin, to amend Ordinance C33832, Chapter 17C.320 Conditional Uses – add the following decision criteria (to SMC 17C.320.080):

- J. Office. These approval criteria apply to offices allowed as a conditional use permit in the RMF and RHD zones.
 - 1. Only uses allowed in Office (O) zone with a "P" as listed in Table 17C.120-1 are permitted.
 - 2. For conditional use permits to allow for an office use in either an RMF or RHD zone the following additional criteria shall apply:
 - a. The property must have frontage on the arterial.
 - b. The applicant must demonstrate that the property is more suitable for office lease than more intense residential use due to:
 - i. its location, or
 - ii. its size and configuration such as topography or accessibility.

- c. The applicant must demonstrate that the office use will not have a significant negative impact to surrounding residential areas.
- d. The standards of SMC 17C.120 as to office uses shall apply with respect to height, setbacks, landscaping and buffering.

A friendly amendment was made by Council Member French, and accepted by Council Member Stark and seconded by Council Member Crow, to amend language in paragraph 2, subparagraph "a," to read "on an arterial," instead of "on the arterial," and that subparagraph "b" be amended to read that the property is more suitable for office "use," not "lease". Prior to voting on Mr. French's friendly amendment, the Council took action on Mr. Crow's amendment, as follows:

Friendly amendment by Council Member Crow, seconded by Council Member Verner, to amend subsection 2(a) to classify the arterial as a "principal" arterial (so that it reads: "The property must have frontage on a principal arterial.") **Motion carried 4-3 (Council Members Apple, McLaughlin, and Stark voting "no")**.

The Council then considered Council Member French's friendly amendment, which was revised in light of the passage of Council Member Crow's amendment to read "on a principal arterial." Action on Council Member French's friendly amendment, as revised, was taken as follows:

Friendly amendment by Council Member French, and accepted by Council Member Stark and seconded by Council Member Crow, to amend language in paragraph 2, subparagraph "a," to read "on a principal arterial," instead of "on the arterial," and that subparagraph "b" be amended to read "that the property is more suitable for office 'use' than more intense residential use due to," not office "lease." **Motion carried unanimously**.

The Council then returned to the main motion by Council Member Stark, as amended, and the following action was taken:

Motion, as amended, by Council Member Stark, seconded by Council Member McLaughlin, to amend Ordinance C33832, Chapter 17C.320 Conditional Uses – add the following decision criteria (to SMC 17C.320.080):

- J. Office. These approval criteria apply to offices allowed as a conditional use permit in the RMF and RHD zones.
 - 3. Only uses allowed in Office (O) zone with a "P" as listed in Table 17C.120-1 are permitted.

4. For conditional use permits to allow for an office use in either an RMF or RHD zone the following additional criteria shall apply:
 - a. The property must have frontage on ~~the~~ a principal arterial.
 - b. The applicant must demonstrate that the property is more suitable for office ~~lease~~ use than more intense residential use due to:
 - i. its location, or
 - ii. its size and configuration such as topography or accessibility.
 - c. The applicant must demonstrate that the office use will not have a significant negative impact to surrounding residential areas.
 - d. The standards of SMC 17C.120 as to office uses shall apply with respect to height, setbacks, landscaping and buffering.

Motion, as amended, carried unanimously.

Motion by Council Member Stark, seconded by Council Member Apple, to defer to the Plan Commission the proposed amendment to Ordinance C33830 in regard to adding Medical Center as a Permitted Use in the Residential High Density zone in Table 17C.110-1, replacing the Conditional Use in the draft. **Motion carried 6-0 (with Council President Shogan abstaining.)**

Council President Shogan noted that he *abstained from the above motion* as the proponent of this particular amendment is Empire Health Services where his wife is an employee. Subsequently, Council continued with additional actions, as follows:

Motion by Council Member Stark, seconded by Council Member French, to remand Potential Amendment No. 3 to Ordinance C33830 and C33832 to the Plan Commission. [Potential Amendment No. 3 reads as follows: "Amend Ordinance C33830 – Add Duplexes as a use allowed by Conditional Use (CU) permit approval in the RSF Zone in Table 17C.110-2."] **Motion carried unanimously.**

Motion by Council Member Stark to remand Potential Amendment No. 4 to Ordinance C33830 to the Plan Commission. (Potential Amendment No. 4 to Ordinance C33830 reads as follows: Amend Ordinance C33830 – Add a footnote to Table 17C.110-3 that limits the minimum lot size to 7,200 square feet in the area bound by the Five-Mile Neighborhood Council boundary.) **Motion died for lack of a second.**

Council Member Verner introduced a potential amendment, seconded by Council Member Crow, to replace Potential Amendment No. 4 to Ordinance C33830 which would add a footnote to Table 17C.110-3 that would read as follows: On an interim basis for nine months, the minimum lot size of 7,200 square feet shall apply to any development including subdivision or PUD whenever the development will occur: adjacent to or across the street from a lot of greater than 14,400 square feet and, subparagraph, on property with NRSC Type I or II agricultural soils or, subparagraph, on property in areas designated as critical areas, geological hazardous areas or areas with special drainage concerns.

Council Member Verner provided an explanation of her motion and the Council held debate. Council Member Crow questioned the 14,400 square feet and suggested as an alternative there be no square footage requirement and that the entire phrase be deleted. Council Member Verner commented that she would welcome Mr. Crow's suggestion as a friendly amendment. Staff commented on the matter and further Council debate was held. The following action was taken:

Motion by Council Member French, seconded by Council Member Stark, to defer the motion on the floor for one week (to May 15, 2006), **rejected 3-4 (Council President Shogan and Council Members Apple, McLaughlin and Verner voting "no")**.

Council President Shogan subsequently called for a motion to approve the amendment. A motion was made by Council Member Apple, seconded by Council Member McLaughlin, to approve the amendment (with no final action taken on this motion). Further Council debate ensued and public testimony from citizen Kathy Miotke was allowed on the amendment. Subsequently, Council Member Verner restated her motion and the following actions were then taken:

Motion by Council Member Verner, seconded by Council Member Crow, to add a footnote to Table 17C.110-3 (under SMC 17C.110.200 in Ordinance C33830) to read as follows: On an interim basis for nine months a minimum lot size of 7,200 square feet shall apply to any development including subdivision or PUD whenever the development will occur: on property with NRSC Type I or II agricultural soils or on property in areas designated as critical areas, geologically hazardous areas or areas with special drainage concerns. **Motion carried 6-1 (Council Member Stark voting "no")**.

Motion by Council Verner, seconded by Council Member Apple, that the amendment to (add) the footnote (to Ordinance C33830) that was just passed be sent to the Plan Commission for expedited review. **Motion carried unanimously**.

Upon request of Council President Shogan, the City Clerk read the listing of the ordinances to be acted upon, as follows (with the Street Standards—Ordinances C33831 and C33838—deferred to May 15, 2006): Final Reading Ordinances C33830, C33832, C33833, C33834, C33835, C33836, C33837, C33839; Emergency Ordinance C33840; and Final Reading Ordinances C33841, C33842, C33843, C33844, C33845, C33846 and C33847.

City Planner Heather Trautman noted that in Ordinance C33836 there is an Option 1 or 2 with regards to gates and that is within the PUD ordinance. She also noted that in Ordinance C33833, there is a similar provision regarding occupancy limitation under the definition of household. She noted the Council already took action to have eight as the limitation for group living and the corresponding definition section is household and again there is an option for six or eight.

Motion by Council Member Stark, seconded by Council Member Crow, that the definition of household in Ordinance C33833 include the number 8 (Option 2) (SMC 17A.020.080, under definition of "Household"). **Motion carried unanimously.**

Motion by Council Member McLaughlin, seconded by Council Member Apple, that in Ordinance C33836 under 17G.070.030(B)(8), Development Standards, that Council approve Option 1 for subsection 8. (Option 1 reads: "Gates. If the director of engineering services approves of private streets in the planned unit development, based on the criteria of 17H.010.090, gates may be permitted in a planned unit development.") **Motion carried 4-3 (Council President Shogan and Council Members Verner and Crow voting "no").**

Council then took the following action:

Upon Unanimous Roll Call Vote, the Spokane City Council **approved** the following ordinances:

Final Reading Ordinance C33830, as amended, relating to land use standards for the Unified Development Code; and adopting Chapters 17C.110, 17C.170, 17C.300, 17C.310, 17C.315, 17C.330, 17C.335, 17C.340 and 17C.345 of Division C of Title 17 of the Spokane Municipal Code.

Final Reading Ordinance C33832, as amended, relating to land use category descriptions, landscaping, parking and nonconforming use standards under the Unified Development Code; adopting Spokane Municipal Code Section 17C.230.145; and amending Spokane Municipal Code Sections 17C.190.100, 17C.200.010, 17C.200.020, 17C.200.040, 17C.200.050, 17C.200.070,

17C.210.050, 17C.210.060, 17C.210.080, 17C.230.100, 17C.230.120, Table 17C.230-2, 17C.230.140, 17C.230.200 and 17C.320.080.

Final Reading Ordinance C33833, as amended, relating to definitions for the Unified Development Code; adopting a new section 17A.020.005 to Chapter 17A.020 of the Spokane Municipal Code; and amending Spokane Municipal Code Sections 17A.020.010, 17A.020.020, 17A.020.030, 17A.020.040, 17A.020.060, 17A.020.070, 17A.020.080, 17A.020.090, 17A.020.120, 17A.020.130, 17A.020.140, 17A.020.160, 17A.020.170, 17A.020.180, 17A.020.190, 17A.020.200, 17A.020.210, 17A.020.220, 17A.020.230, and 17A.020.260.

Final Reading Ordinance C33834 relating to adult business; amending Section 17C.305.020 of the Spokane Municipal Code.

Final Reading Ordinance C33835 relating to mini-storage for the Unified Development Code, amending Section 17C.350.040 of the Spokane Municipal Code.

Final Reading Ordinance C33836, as amended, relating to planned unit development for the Unified Development Code; and adopting Chapter 17G.070 of Division G of Title 17 of the Spokane Municipal Code.

Final Reading Ordinance C33837, as amended, relating to decision criteria for planned unit developments; amending Section 17G.060.170 of the Spokane Municipal Code.

Final Reading Ordinance C33839 relating to the Sign Code; amending Spokane Municipal Code Sections 11.17.335, 11.17.340, 11.17.360, 11.17.370 and 11.17.380; and repealing Spokane Municipal Code Sections 11.17.336 and 11.17.337.

Emergency Ordinance C33840 containing an administrative amendment to the Comprehensive Plan Land Use Map required to uniformly implement the residential zone standards of Title 17C of the Unified Development Code and the goals and policies of the comprehensive plan, and declaring an emergency.

Final Reading Ordinance C33841 relating to residential land use standards under the Unified Development Code Chapter 17C.110 of the Spokane Municipal Code; authorizing changes to the zones on the City of Spokane Official Zoning Map pursuant to Spokane Municipal Code Section 11.19.220.

Final Reading Ordinance C33842 repealing regulations related to zoning categories, permitted uses and special provisions due to the adoption of new chapters in Title 17 of the Spokane Municipal Code; repealing Spokane Municipal Code Sections 11.19.040, 11.19.050, 11.19.051, 11.19.052, 11.19.053, 11.19.054, 11.19.055, 11.19.056, 11.19.057, 11.19.058, 11.19.059, 11.19.060, 11.19.061, 11.19.062, 11.19.063, 11.19.064, 11.19.065, 11.19.066, 11.19.067, 11.19.068, 11.19.070, 11.19.071, 11.19.072, 11.19.073, 11.19.074, 11.19.075, 11.19.076, 11.19.080, 11.19.081, 11.19.082, 11.19.083, 11.19.090, 11.19.091, 11.19.100, 11.19.101, 11.19.102, 11.19.110, 11.19.111, 11.19.112, 11.19.120, 11.19.121, 11.19.122, 11.19.123, 11.19.124, 11.19.125, 11.19.130, 11.19.131, 11.19.133, 11.19.140, 11.19.141, 11.19.142, 11.19.143, 11.19.144, 11.19.145, 11.19.146, 11.19.150, 11.19.151, 11.19.154, 11.19.156, 11.19.160, 11.19.161, 11.19.162, 11.19.164, 11.19.165, 11.19.166, 11.19.170, 11.19.171, 11.19.172, 11.19.174, 11.19.175, 11.19.176, 11.19.180, 11.19.181, 11.19.182, 11.19.183, 11.19.190, 11.19.191 and 11.19.192.

Final Reading Ordinance C33843 repealing regulations related to special districts in Chapter 11.19, Article III of the Spokane Municipal Code; repealing Spokane Municipal Code Sections 11.19.225, 11.19.226, 11.19.227, 11.19.228, 11.19.229, 11.19.240, 11.19.241, 11.19.242, 11.19.243, 11.19.244, 11.19.245, 11.19.246, 11.19.247, 11.19.248, 11.19.249, 11.19.2491, 11.19.2492, 11.19.2493, 11.19.2494, 11.19.2495, 11.19.2496, 11.19.250, 11.19.260, 11.19.280, 11.19.282, 11.19.2851, 11.19.2852, 11.19.2853, 11.19.2854, 11.19.2855, 11.19.2856, 11.19.2857, 11.19.290, 11.19.2902, 11.19.2904, 11.19.2906, 11.19.2908, 11.19.2910, 11.19.2916, 11.19.2918, 11.19.2920, 11.19.2922, 11.19.2924, 11.19.2926, 11.19.2928, 11.19.2930, 11.19.2932, 11.19.2934, 11.19.2936, 11.19.294, 11.19.295, 11.19.296, 11.19.297, 11.19.298, 11.19.299, 11.19.2991 and 11.19.300.

Final Reading Ordinance C33844 repealing regulations related to special uses in Chapter 11.19, Article IV of the Spokane Municipal Code; repealing Spokane Municipal Code Sections 11.19.310, 11.19.320, 11.19.322, 11.19.330, 11.19.340, 11.19.350, 11.19.355, 11.19.360, 11.19.370, 11.19.375, 11.19.380, 11.19.390, 11.19.395, 11.19.400, 11.19.410, 11.19.420, 11.19.430, 11.19.4450, 11.19.4452, 11.19.4454, 11.19.4456 and 11.19.4458.

Final Reading Ordinance C33845 repealing regulations related to dimensional requirements in Chapter 11.19, Article V of the Spokane Municipal Code; repealing Spokane Municipal Code Sections 11.19.450, 11.19.460, 11.19.470, 11.19.480, 11.19.490,

11.19.500, 11.19.510, 11.19.520, 11.19.530, 11.19.540, 11.19.550, 11.19.560, 11.19.570, 11.19.580 and 11.19.590.

Final Reading Ordinance C33846 repealing regulations related to site improvement requirements in Chapter 11.19, Article VI of the Spokane Municipal Code; repealing Spokane Municipal Code Sections 11.19.600, 11.19.610, 11.19.615, 11.19.620, 11.19.630, 11.19.640, 11.19.650, 11.19.651, 11.19.652, 11.19.653, 11.19.654, 11.19.655, 11.19.656, 11.19.657, 11.19.658, 11.19.660, 11.19.661, 11.19.662, 11.19.663, 11.19.670, 11.19.680, 11.19.690, 11.19.700 and 11.19.710.

Final Reading Ordinance C33847 repealing regulations related to planned unit development due to the adoption of new chapters in Title 17 of the Spokane Municipal Code; repealing Spokane Municipal Code Sections 11.19.361, 11.19.362, 11.19.363, 11.19.364, 11.19.365, 11.19.366, 11.19.367, 11.19.368, 11.19.369 and 11.19.3691.

Council and the audience applauded Planning Services Director Steve Franks and City Planner Heather Trautman for their work on the ordinances. Subsequently, an additional action was taken as follows:

Motion by Council Member McLaughlin, seconded by Council Member Stark, to remand the Bee Keeping packet (that was submitted to Council by the Washington State Bee Keepers Association and the Inland Empire Beekeepers Association) to the Plan Commission for review. **Motion carried unanimously.**



Terri L. Pfister, CMC
Spokane City Clerk

- c: Steve Franks, Planning Services Director
- Heather Trautman, Planning Services Director
- Candace Mumm, Plan Commission President
- Greg Smith, Hearing Examiner
- James Richman, Asst. City Attorney
- Asst. City Attorney Mike Piccolo



OFFICE OF THE CITY CLERK
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3342
(509) 625-6350

✓ C33838

May 8, 2006

City Clerk File Nos.:
ORD C33830 thru
ORD C33847

COUNCIL ACTION MEMORANDUM

RE: ORDINANCES C33830 THRU C33847 (RESIDENTIAL PACKAGE AND STREET STANDARDS)

During its 6:00 p.m. Legislative Session held Monday, May 1, 2006, regarding Ordinances C33830 through C33847, the Spokane City Council took the following action:

Motion by Council Member Stark, seconded by Council Member French, to dispense with the reading of Ordinances C33830 through C33847, **carried unanimously.**

Subsequent to receiving public testimony, the Council took the following action:

Motion by Council Member Stark, seconded by Council Member French, to defer for one week (to May 8, 2006, Agenda) the following ordinances, **carried unanimously:**

Final Reading Ordinance C33830 relating to land use standards for the Unified Development Code; and adopting Chapters 17C.110, 17C.170, 17C.300, 17C.310, 17C.315, 17C.330, 17C.335, 17C.340 and 17C.345 of Division C of Title 17 of the Spokane Municipal Code.

Final Reading Ordinance C33831 relating to the public ways and property, subdivision, and zoning; amending Spokane Municipal Code Sections 11.19.0346, 12.01.0804, and 17G.080.070; and repealing Spokane Municipal Code Sections 12.01.020, 12.01.030, 12.01.0402, 12.01.0404, 12.01.0406, 12.01.0408, 12.01.050, 12.01.0602, 12.01.0606, 12.01.0608, 12.04.0610, 12.01.0612, 12.01.070, 12.01.0802, 12.01.090, 12.01.1202, 12.01.1204, 12.01.1206, 12.01.1208, 12.01.1210, 12.01.1212 and 12.01.1214.

Final Reading Ordinance C33832 relating to land use category descriptions, landscaping, parking and nonconforming use standards under the Unified Development Code; adopting Spokane Municipal Code Section 17C.230.145; and amending Spokane Municipal Code Sections 17C.190.100, 17C.200.010, 17C.200.020, 17C.200.040, 17C.200.050, 17C.200.070, 17C.210.050, 17C.210.060, 17C.210.080, 17C.230.100, 17C.230.120, Table 17C.230-2, 17C.230.140, 17C.230.200 and 17C.320.080.

Final Reading Ordinance C33833 relating to definitions for the Unified Development Code; adopting a new section 17A.020.005 to Chapter 17A.020 of the Spokane Municipal Code; and amending Spokane Municipal Code Sections 17A.020.010, 17A.020.020, 17A.020.030, 17A.020.040, 17A.020.060, 17A.020.070, 17A.020.080, 17A.020.090, 17A.020.120, 17A.020.130, 17A.020.140, 17A.020.160, 17A.020.170, 17A.020.180, 17A.020.190, 17A.020.200, 17A.020.210, 17A.020.220, 17A.020.230, and 17A.020.260.

Final Reading Ordinance C33834 relating to adult business; amending Section 17C.305.020 of the Spokane Municipal Code.

Final Reading Ordinance C33835 relating to mini-storage for the Unified Development Code, amending Section 17C.350.040 of the Spokane Municipal Code.

Final Reading Ordinance C33836 relating to planned unit development for the Unified Development Code; and adopting Chapter 17G.070 of Division G of Title 17 of the Spokane Municipal Code.

Final Reading Ordinance C33837 relating to decision criteria for planned unit developments; amending Section 17G.060.170 of the Spokane Municipal Code.

Final Reading Ordinance C33838 relating to engineering – street development standards for the Unified Development Code; and adopting Chapter 17H.010 of Division H of Title 17 of the Spokane Municipal Code.

Final Reading Ordinance C33839 relating to the Sign Code; amending Spokane Municipal Code Sections 11.17.335, 11.17.340, 11.17.360, 11.17.370 and 11.17.380; and repealing Spokane Municipal Code Sections 11.17.336 and 11.17.337.

Emergency Ordinance C33840 containing an administrative amendment to the Comprehensive Plan Land Use Map required to uniformly implement the residential zone standards of Title 17C of the Unified Development Code and the goals and policies of the comprehensive plan, and declaring an emergency.

Final Reading Ordinance C33841 relating to residential land use standards under the Unified Development Code Chapter 17C.110 of the Spokane Municipal Code; authorizing changes to the zones on the City of Spokane Official Zoning Map pursuant to Spokane Municipal Code Section 11.19.220.

Final Reading Ordinance C33842 repealing regulations related to zoning categories, permitted uses and special provisions due to the adoption of new chapters in Title 17 of the Spokane Municipal Code; repealing Spokane Municipal Code Sections 11.19.040, 11.19.050, 11.19.051, 11.19.052, 11.19.053, 11.19.054, 11.19.055, 11.19.056, 11.19.057, 11.19.058, 11.19.059, 11.19.060, 11.19.061, 11.19.062, 11.19.063, 11.19.064, 11.19.065, 11.19.066, 11.19.067, 11.19.068, 11.19.070, 11.19.071, 11.19.072, 11.19.073, 11.19.074, 11.19.075, 11.19.076, 11.19.080, 11.19.081, 11.19.082, 11.19.083, 11.19.090, 11.19.091, 11.19.100, 11.19.101, 11.19.102, 11.19.110, 11.19.111, 11.19.112, 11.19.120, 11.19.121, 11.19.122, 11.19.123, 11.19.124, 11.19.125, 11.19.130, 11.19.131, 11.19.133, 11.19.140, 11.19.141, 11.19.142, 11.19.143, 11.19.144, 11.19.145, 11.19.146, 11.19.150, 11.19.151, 11.19.154, 11.19.156, 11.19.160, 11.19.161, 11.19.162, 11.19.164, 11.19.165, 11.19.166, 11.19.170, 11.19.171, 11.19.172, 11.19.174, 11.19.175, 11.19.176, 11.19.180, 11.19.181, 11.19.182, 11.19.183, 11.19.190, 11.19.191 and 11.19.192.

Final Reading Ordinance C33843 repealing regulations related to special districts in Chapter 11.19, Article III of the Spokane Municipal Code; repealing Spokane Municipal Code Sections 11.19.225, 11.19.226, 11.19.227, 11.19.228, 11.19.229, 11.19.240, 11.19.241, 11.19.242, 11.19.243, 11.19.244, 11.19.245, 11.19.246, 11.19.247, 11.19.248, 11.19.249, 11.19.2491, 11.19.2492, 11.19.2493, 11.19.2494, 11.19.2495, 11.19.2496, 11.19.250, 11.19.260, 11.19.280, 11.19.282, 11.19.2851, 11.19.2852, 11.19.2853, 11.19.2854, 11.19.2855, 11.19.2856, 11.19.2857, 11.19.290, 11.19.2902, 11.19.2904, 11.19.2906, 11.19.2908, 11.19.2910, 11.19.2916, 11.19.2918, 11.19.2920, 11.19.2922, 11.19.2924, 11.19.2926, 11.19.2928, 11.19.2930, 11.19.2932, 11.19.2934, 11.19.2936, 11.19.294, 11.19.295, 11.19.296, 11.19.297, 11.19.298, 11.19.299, 11.19.2991 and 11.19.300.

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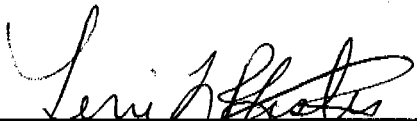
Final Reading Ordinance C33845 repealing regulations related to dimensional requirements in Chapter 11.19, Article V of the Spokane Municipal Code; repealing Spokane Municipal Code Sections 11.19.450, 11.19.460, 11.19.470, 11.19.480, 11.19.490, 11.19.500, 11.19.510, 11.19.520, 11.19.530, 11.19.540, 11.19.550, 11.19.560, 11.19.570, 11.19.580 and 11.19.590.

Final Reading Ordinance C33846 repealing regulations related to site improvement requirements in Chapter 11.19, Article VI of the Spokane Municipal Code; repealing Spokane Municipal Code Sections 11.19.600, 11.19.610, 11.19.615, 11.19.620, 11.19.630, 11.19.640, 11.19.650, 11.19.651, 11.19.652, 11.19.653, 11.19.654, 11.19.655, 11.19.656, 11.19.657, 11.19.658, 11.19.660, 11.19.661, 11.19.662, 11.19.663, 11.19.670, 11.19.680, 11.19.690, 11.19.700 and 11.19.710.

Final Reading Ordinance C33847 repealing regulations related to planned unit development due to the adoption of new chapters in Title 17 of the Spokane Municipal Code; repealing Spokane Municipal Code Sections 11.19.361, 11.19.362, 11.19.363, 11.19.364, 11.19.365, 11.19.366, 11.19.367, 11.19.368, 11.19.369 and 11.19.3691.

City Priorities: Growth Management and Rebuild and Maintain Infrastructure

Upon inquiry by Assistant City Attorney Mike Piccolo, Council President Shogan noted that public testimony would remain open next week.



Terri L. Pfister, CMC
Spokane City Clerk



OFFICE OF THE CITY CLERK
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3342
(509) 625-6350

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April 19, 2006

City Clerk File Nos.:
ORD C33830 through
ORD C33847

COUNCIL ACTION MEMORANDUM

RE: ORDINANCES C33830 THROUGH C33847

During the Spokane City Council 6:00 p.m. Legislative Session held Monday, April 10, 2006, Planning Director Steve Franks, Plan Commission Chair Candace Mumm, and City Planner Heather Trautman provided a presentation on the ordinances listed below and responded to Council inquiry.

Final Reading Ordinance C33830 relating to land use standards for the Unified Development Code; and adopting Chapters 17C.110, 17C.170, 17C.300, 17C.310, 17C.315, 17C.330, 17C.335, 17C.340 and 17C.345 of Division C of Title 17 of the Spokane Municipal Code.

City Priority: Growth Management

Final Reading Ordinance C33831 relating to the public ways and property, subdivision, and zoning; amending Spokane Municipal Code Sections 11.19.0346, 12.01.0804, and 17G.080.070; and repealing Spokane Municipal Code Sections 12.01.020, 12.01.030, 12.01.0402, 12.01.0404, 12.01.0406, 12.01.0408, 12.01.050, 12.01.0602, 12.01.0606, 12.01.0608, 12.04.0610, 12.01.0612, 12.01.070, 12.01.0802, 12.01.090, 12.01.1202, 12.01.1204, 12.01.1206, 12.01.1208, 12.01.1210, 12.01.1212 and 12.01.1214.

City Priority: Rebuild and Maintain Infrastructure

Final Reading Ordinance C33832 relating to land use category descriptions, landscaping, parking and nonconforming use standards under the Unified Development Code; adopting Spokane Municipal Code Section 17C.230.145; and amending Spokane Municipal Code Sections 17C.190.100, 17C.200.010, 17C.200.020, 17C.200.040, 17C.200.050, 17C.200.070, 17C.210.050, 17C.210.060, 17C.210.080, 17C.230.100, 17C.230.120, Table 17C.230-2, 17C.230.140, 17C.230.200 and 17C.320.080.

City Priority: Growth Management

April 19, 2006

Final Reading Ordinance C33833 relating to definitions for the Unified Development Code; adopting a new section 17A.020.005 to Chapter 17A.020 of the Spokane Municipal Code; and amending Spokane Municipal Code Sections 17A.020.010, 17A.020.020, 17A.020.030, 17A.020.040, 17A.020.060, 17A.020.070, 17A.020.080, 17A.020.090, 17A.020.120, 17A.020.130, 17A.020.140, 17A.020.160, 17A.020.170, 17A.020.180, 17A.020.190, 17A.020.200, 17A.020.210, 17A.020.220, 17A.020.230, and 17A.020.260.

City Priority: Growth Management

Final Reading Ordinance C33834 relating to adult business; amending Section 17C.305.020 of the Spokane Municipal Code.

City Priority: Growth Management

Final Reading Ordinance C33835 relating to mini storage for the Unified Development Code, amending Section 17C.350.040 of the Spokane Municipal Code.

City Priority: Growth Management

Final Reading Ordinance C33836 relating to planned unit development for the Unified Development Code; and adopting Chapter 17G.070 of Division G of Title 17 of the Spokane Municipal Code.

City Priority: Growth Management

Final Reading Ordinance C33837 relating to decision criteria for planned unit developments; amending Section 17G.060.170 of the Spokane Municipal Code.

City Priority: Growth Management

Final Reading Ordinance C33838 relating to engineering – street development standards for the Unified Development Code; and adopting Chapter 17H.010 of Division H of Title 17 of the Spokane Municipal Code.

City Priority: Rebuild and Maintain Infrastructure

Final Reading Ordinance C33839 relating to the Sign Code; amending Spokane Municipal Code Sections 11.17.335, 11.17.340, 11.17.360, 11.17.370 and 11.17.380; and repealing Spokane Municipal Code Sections 11.17.336 and 11.17.337.

City Priority: Growth Management

Emergency Ordinance C33840 containing an administrative amendment to the Comprehensive Plan Land Use Map required to uniformly implement the residential zone standards of Title 17C of the Unified Development Code and the goals and policies of the comprehensive plan; and declaring an emergency.

City Priority: Growth Management

Final Reading Ordinance C33841 relating to residential land use standards under the Unified Development Code Chapter 17C.110 of the Spokane Municipal Code; authorizing changes to the zones on the City of Spokane Official Zoning Map pursuant to Spokane Municipal Code Section 11.19.220.

City Priority: Growth Management

Final Reading Ordinance C33842 relating regulations related to zoning categories, permitted uses and special provisions due to the adoption of new chapters in Title 17 of the Spokane Municipal Code; repealing Spokane Municipal Code Sections 11.19.040, 11.19.050, 11.19.051, 11.19.052, 11.19.053, 11.19.054, 11.19.055, 11.19.056, 11.19.057, 11.19.058, 11.19.059, 11.19.060, 11.19.061, 11.19.062, 11.19.063, 11.19.064, 11.19.065, 11.19.066, 11.19.067, 11.19.068, 11.19.070, 11.19.071, 11.19.072, 11.19.073, 11.19.074, 11.19.075, 11.19.076, 11.19.080, 11.19.081, 11.19.082, 11.19.083, 11.19.090, 11.19.091, 11.19.100, 11.19.101, 11.19.102, 11.19.110, 11.19.111, 11.19.112, 11.19.120, 11.19.121, 11.19.122, 11.19.123, 11.19.124, 11.19.125, 11.19.130, 11.19.131, 11.19.133, 11.19.140, 11.19.141, 11.19.142, 11.19.143, 11.19.144, 11.19.145, 11.19.146, 11.19.150, 11.19.151, 11.19.154, 11.19.156, 11.19.160, 11.19.161, 11.19.162, 11.19.164, 11.19.165, 11.19.166, 11.19.170, 11.19.171, 11.19.172, 11.19.174, 11.19.175, 11.19.176, 11.19.180, 11.19.181, 11.19.182, 11.19.183, 11.19.190, 11.19.191 and 11.19.192.

City Priority: Growth Management

Final Reading Ordinance C33843 repealing regulations related to special districts in Chapter 11.19, Article III of the Spokane Municipal Code; repealing Spokane Municipal Code Sections 11.19.225, 11.19.226, 11.19.227, 11.19.228, 11.19.229, 11.19.240, 11.19.241, 11.19.242, 11.19.243, 11.19.244, 11.19.245, 11.19.246, 11.19.247, 11.19.248, 11.19.249, 11.19.2491, 11.19.2492, 11.19.2493, 11.19.2494, 11.19.2495, 11.19.2496, 11.19.250, 11.19.260, 11.19.280, 11.19.282, 11.19.2851, 11.19.2852, 11.19.2853, 11.19.2854, 11.19.2855, 11.19.2856, 11.19.2857, 11.19.290, 11.19.2902, 11.19.2904, 11.19.2906, 11.19.2908,

April 19, 2006

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11.19.297, 11.19.298, 11.19.299, 11.19.2991 and 11.19.300.

City Priority: Growth Management

Final Reading Ordinance C33844 repealing regulations related to special uses in Chapter 11.19, Article IV of the Spokane Municipal Code; repealing Spokane Municipal Code Sections 11.19.310, 11.19.320, 11.19.322, 11.19.330, 11.19.340, 11.19.350, 11.19.355, 11.19.360, 11.19.370, 11.19.375, 11.19.380, 11.19.390, 11.19.395, 11.19.400, 11.19.410, 11.19.420, 11.19.430, 11.19.4450, 11.19.4452, 11.19.4454, 11.19.4456 and 11.19.4458.

City Priority: Growth Management

Final Reading Ordinance C33845 relating to dimensional requirements in Chapter 11.19, Article V of the Spokane Municipal Code; repealing Spokane Municipal Code Sections 11.19.450, 11.19.460, 11.19.470, 11.19.480, 11.19.490, 11.19.500, 11.19.510, 11.19.520, 11.19.530, 11.19.540, 11.19.550, 11.19.560, 11.19.570, 11.19.580 and 11.19.590.

City Priority: Growth Management

Final Reading Ordinance C33846 repealing regulations related to site improvement requirements in Chapter 11.19, Article VI of the Spokane Municipal Code; repealing Spokane Municipal Code Sections 11.19.600, 11.19.610, 11.19.615, 11.19.620, 11.19.630, 11.19.640, 11.19.650, 11.19.651, 11.19.652, 11.19.653, 11.19.654, 11.19.655, 11.19.656, 11.19.657, 11.19.658, 11.19.660, 11.19.661, 11.19.662, 11.19.663, 11.19.670, 11.19.680, 11.19.690, 11.19.700 and 11.19.710.

City Priority: Growth Management

Final Reading Ordinance C33847 repealing regulations related to planned unit development due to the adoption of new chapters in Title 17 of the Spokane Municipal Code; repealing Spokane Municipal Code Sections 11.19.361, 11.19.362, 11.19.363, 11.19.364, 11.19.365, 11.19.366, 11.19.367, 11.19.368, 11.19.369 and 11.19.3691.

City Priority: Growth Management

Subsequent to public testimony being received, the following action was taken:

April 19, 2006

Motion by Council Member Stark, seconded by Council Member Apple, to defer Ordinances C33830 through C33847 until May 1, 2006, and allow staff to take tonight's commentary and digest it and also to allow the Council to go through the testimony during the Council's study session on April 27; with friendly amendment by Council Member French, and accepted by Council Member Stark and Apple, to allow for the public record to remain open for a two-week period so that people who heard comments tonight that might want to respond to them will have an opportunity to provide that in a written fashion. **Motion carried unanimously.**



Terri L. Pfister, CMC
Spokane City Clerk

05/13/06
208

RECEIVED

MAR 15 2006



AGENDA SHEET FOR COUNCIL MEETING OF: April 3, 2006

Submitting Dept.
Engineering Services

Contact Person/Phone No.
Tom Arnold/625-6307

Council Sponsor
Al French

CITY CLERK'S OFFICE
SPOKANE, WA

ADMINISTRATIVE SESSION

- o Contract
- o Report
- o Claims

LEGISLATIVE SESSION

- o Emergency Ord
- o Resolution
- o Final Reading Ord
 - First Reading Ord
- o Special Consideration
- o Hearing
- o Public Safety
- o Public Works 2/27/06

CITY PRIORITY

- o Communications
- o Economic Development
- o Growth Management
- o Human Services
- o Neighborhoods
- o Public Safety
- o Quality Service Delivery
- o Racial Equity/Cultural Diversity
- Rebuild/Maintain Infrastructure

CLERK'S FILE _____
 RENEWS _____
 CROSS REF _____
 ENG _____
 BID _____
 REQUISITION _____

9

STANDING COMMITTEES

(Date of Notification)

- o Finance _____
- o Neighborhoods 8/5/05 & 10/27/05
- o Planning/Community & Econ Dev 11/7/05 & 12/1/05

Neighborhood/Commission/Committee Notified:

Action Taken:

AGENDA WORDING:

(If contract include the term.)

An ordinance relating to street development standards for the Unified Development code and adopting chapter 17H.010 of division H of title 17 of the Spokane Municipal Code (SMC)

BACKGROUND:

(Attach additional sheet if necessary)

The City is required under RCW 36.70A.040(4)(D) to implement the goals and policies of the City's Comprehensive Plan by adoptions of implementing land use regulations. The City is adopting the implementing development regulations in phases and has added a new title 17 to the SMC. Staff now wants to adopt chapter 17H.010 of division H of the new title 17 relating to street development standards.

RECOMMENDATION: Adopt

Fiscal Impact	o N/A	Budget Account:	o N/A
o Expenditure: \$		#	
o Revenue: \$		#	
• Budget Neutral			

ATTACHMENTS:

Include in Packets: Ordinance
On file for Review in Office of City Clerk:

SIGNATURES:

Director, Engineering Services

Director, Public Works & Utilities

Finance

Legal

Deputy Mayor for Mayor

Council President

DISTRIBUTION: Engineering Services, S Decker Neighborhood Services, G Hecht Engineering Services - Tom Arnold
Planning - H. Trautman

COUNCIL ACTION:

FIRST READING OF THE ABOVE ORDINANCE WAS HELD ON April 3, 2006 AND FURTHER ACTION WAS DEFERRED

CITY CLERK

April 10, 2006: See Council Action Memorandum dated April 19, 2006, for Council action on April 10, 2006.

PASSED BY SPOKANE CITY COUNCIL:

MAY 15 2006

CITY CLERK

C33838

C33838

ORDINANCE NO. C 33838

An ordinance relating to street development standards for the Unified Development Code; and adopting chapter 17H.010 of division H of title 17 of the Spokane Municipal Code.

WHEREAS, the City of Spokane is required under RCW 36.70A70A.040(4)(D) to implement the goals and policies of the City’s Comprehensive Plan by adoptions of implementing land use regulations; and

WHEREAS, the City of Spokane is adopting the implementing development regulations in phases, and as such has added a new Title 17 to the Spokane Municipal Code; and now wants to adopt chapter 17H.010 of division H of the new title 17; -- Now, Therefore,

The City of Spokane does ordain:

Section 1. That there is adopted a new chapter 17H.010 Street Development Standards to division H of title 17 of the Spokane Municipal Code to read as follows:

Chapter 17H.010

STREET DEVELOPMENT STANDARDS

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As Amended by Council

05.15.06

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17H.010.010 Purpose and Applicability

Streets, alleys and bikeways shall be designed to provide efficient and economical travel ways, including pedestrian and bicycle travel, and create a safe and pleasant environment for the citizens of Spokane. An effective design shall consider the location of facilities in relation to land use, pedestrian and bicycle safety, adequate right-of-way width, traffic standards and safety, landscaping, drainage facilities, ease of maintenance, and the ability to provide effective and efficient public services. This section provides general design considerations for individual street elements.

The street development standards are applicable to new streets, reconstruction of rural roads into urban streets as urbanization occurs, and other street construction projects that involve major redesign of the street itself. Transportation preservation projects (resurfacing, rehabilitation, or reconstruction of the existing street pavement, sidewalks, or bridges) are exempt.

17H.010.020 Design Variance Requests

- A. Deviations from the standards in this section must be submitted in writing to the director of engineering services and approved prior to the submittal of engineering plans for review.
- B. The decision criteria for a design variance request are provided below:
 - 1. Is the proposed variance part of an overall, thoughtful and comprehensive approach to the design of the project as a whole?
 - 2. Is the variance necessary to better address aspects of the site or its surroundings?
 - 3. Is the specific change superior in design quality and function to that potentially achieved by the development standard as written?
 - 4. Does the proposal meet the intent and the general direction set forth by the development standard as written?
 - 5. Will the proposal require additional maintenance or repair by the City or a property owners' association compared to a standard street section?
 - 6. Does the proposal provide acceptable levels of accessibility, safety and convenience for all street users, including pedestrians, bicycles, vehicles, and emergency service providers?
 - 7. Does the site design provide for adequate on-street and off-street parking to serve the area?
 - 8. Does the proposal provide a benefit to the community including improved safety, improved site design, the creation of street canopies through landscaping, or secondary lot access through the use of alleys?

- C. Situations where the street design is constrained by topography, the size and shape of the property, the presence of critical areas or environmental resources, existing development, or existing narrow rights-of-way will be evaluated on a case-by-case basis.
- D. Potential additional cost to meet these development standards is not in itself justification for a design variance.

17H.010.030 Street Layout Design

- A. Street design is governed by the comprehensive plan and City design standards.
- B. Streets shall be designed in light of topography and existing and planned street patterns.
- C. Adequate access shall be provided to all parcels of land. The street system shall facilitate all forms of transportation including pedestrians, bicycles, vehicles and emergency services.
- D. When property is divided into large parcels, streets shall be laid out so as to allow the addition of future streets in a consistent pattern in the event of redivision.
- E. Street names should be logical, consistent and understandable to satisfy the needs of emergency and delivery vehicles. Street names must be approved by the City and comply with the requirements of chapter 17D.050 SMC, Roadway Naming.
- F. The layout of new streets shall provide for the continuation of existing streets in adjoining subdivisions. If a public street or right-of-way terminates at a plat boundary, provisions shall be made for the extension of the public street to the adjacent property or to another public street in a manner consistent with public mobility and utility infrastructure needs.
- G. Street layout shall provide for future extension of streets into areas which are presently not subdivided.
- H. Traffic generators within the project should be considered and the street system designed appropriately. Individual projects may require a traffic study subject to chapter 17D.080 SMC, Voluntary Impact Fees, chapter 17D.010 SMC, Concurrency Certification, or chapter 17E.050 SMC, SEPA.
- I. The minimum centerline distance between intersections shall be one hundred fifty feet.
- J. Bordering arterial routes should be considered and design continuity provided.
- K. When any parcels in a subdivision adjoin an existing or proposed arterial street, the hearing examiner may require access by way of frontage streets and may restrict access to the arterial.
- L. Subdivisions comprised of more than thirty lots shall include two access points acceptable to the City fire department and the director of engineering services.
- M. A grid pattern featuring more street intersections and shorter block lengths should be implemented where ever possible.
- N. Block lengths should not exceed six hundred sixty feet.
- O. A block width should allow for two tiers of lots between parallel streets and double frontage lots should be avoided.
- P. Permanent dead end or cul-de-sac streets may be allowed when the property is isolated by topography or the configuration of existing platted lots and streets. Dead ends and cul-de-sacs will be reviewed in every case for connectivity.

17H.010.040 Initiation of Street Improvement Projects

- A. Street improvements generally originate as part of the development review process. The need for street improvements is identified during one of the following processes:
 - 1. land use applications (zone change, platting);
 - 2. building permit applications;
 - 3. right-of-way improvement permit applications (sidewalk replacement, street improvements not part of another application).
- B. During the review, the effects the proposed development will have on traffic circulation, connectivity, parking and the use of public streets and rights-of-way are determined. The required improvements may include, but are not limited to:
 - 1. new street construction;
 - 2. frontage improvements;
 - 3. sidewalks;
 - 4. street lights;
 - 5. traffic signals;
 - 6. signing;
 - 7. pavement markings;
 - 8. street trees; or
 - 9. pedestrian and bicycle facilities.
- C. Land Use Applications.
 - 1. If the project is located on an unimproved right-of-way:
 - a. Frontage improvements plus one twelve-foot driving lane on the opposite side of the street shall be constructed;
 - b. Paved access to the nearest paved public street shall be provided; and
 - c. Any traffic impacts identified in a traffic study, if required, shall be mitigated.
 - 2. Frontage improvements shall be constructed and traffic impacts identified in a traffic study, if required, shall be mitigated if the project is located on a partially improved right-of-way.
 - 3. Traffic impacts identified in a traffic study, if required, shall be mitigated if the project is located on a fully improved right-of-way.
 - 4. In all cases, new access locations shall be approved by the director of engineering services prior to construction.
- D. Residential Building Permits – Lots Platted Prior to May 15, 2006.
 - 1. If the project is located on an unimproved or partially improved right-of-way:
 - a. the owner shall obtain from the director of engineering services and execute, as a condition of development, a paving waiver agreement for a local improvement district (LID) street paving assessment in accordance with SMC 17H.010.045; and
 - b. adequate emergency vehicle access in accordance with the International Fire Code must be provided to any facility, building, or portion of a building hereafter constructed.

2. No additional improvements are required for projects located on a fully improved right-of-way.
 3. An approach permit issued by the department of engineering services is required for the construction or modification of any driveway that is not shown on an approved street plan.
- E. Commercial Building Permits – Lots Platted Prior to May 15, 2006.
1. If the project is located on an unimproved right-of-way:
 - a. The owner shall obtain from the director of engineering services and execute, as a condition of development, a paving waiver agreement for a local improvement district (LID) street paving assessment in accordance with SMC 17H.010.045;
 - b. Emergency vehicle access shall be constructed in accordance with City standards and policies; and
 - c. Traffic impacts identified in a traffic study, if required, shall be mitigated.
 2. Frontage improvements shall be constructed and traffic impacts identified in a traffic study, if required, shall be mitigated if the project is located on a partially improved right-of-way.
 3. Traffic impacts identified in a traffic study, if required, shall be mitigated if the project is located on a fully improved right-of-way.
 4. In all cases, new access locations shall be approved by the director of engineering services prior to construction.
- F. Residential and Commercial Building Permits – Lots Platted After May 15, 2006.
1. If the project is located on an unimproved or a partially improved right-of-way:
 - a. Paved access to the nearest paved public street shall be provided;
 - b. Frontage improvements shall be constructed; and
 - c. Traffic impacts identified in a traffic study, if required, shall be mitigated.
 2. Traffic impacts identified in a traffic study, if required, shall be mitigated if the project is located on a fully improved right-of-way.
- G. Right-of-Way Improvement Permit Applications. Applications for improvements to the public right-of-way that are not part of another application shall be evaluated on a case by case basis.
- H. Where infill development occurs on partially constructed blocks, the proposed street improvements may match the existing street improvements.

17H.010.045 Street Paving LID Waiver Agreement

The street paving LID waiver agreement must be signed by an authorized person on a form approved by the city engineer. The agreement shall provide the signatory waives the right to protest the establishment of any local improvement district for the construction of paving, street or right of way improvements which may be proposed and/or to claim lack of benefit or less benefit than the amount of the assessment and to join in the LID petition creating said district. The owner shall file the waiver and pay all filing fees required for the recording of said agreement with the county auditor.

17H.010.050 Right-of-Way

- A. Public right-of-way widths shall be in accordance with the City's Comprehensive Plan, the City's Engineering Design Standards or as directed by the Director of Engineering Services. Minimum right-of-way widths are as shown in Table 17H.010-1. The right-of-way width varies based on the required street elements including number of lanes, on-street parking, bike lanes, medians, turn lanes, roadside swales, pedestrian buffer strips, and street trees.
- B. Where infill development occurs on partially constructed blocks, the proposed right-of-way width shall at least match the existing right-of-way width for the rest of the block and adjoining blocks.
- C. Private streets shall be located on a tract; street easements are not permitted. The width of the tract for private streets shall meet the minimum right-of-way widths designated in Table 17H.010-1.
- D. Public rights-of-way or private tracts shall contain all street elements including paving, curbing, gutters, and pedestrian buffer strips or swales in accordance with the City's Design Standards.
- E. Sidewalks may be located on easements on private property for local access streets.
- F. Narrower right-of-way widths may be allowed at the discretion of the Director of Engineering Services. Variance requests will be evaluated based on topography, traffic circulation, emergency vehicle access, zoning, existing development and on-street parking requirements.

Table 17H.010-1 Right-of-way and Street Widths

	MINIMUM RIGHT-OF-WAY WIDTH ¹		MINIMUM STREET WIDTH
	Sidewalks in ROW	Sidewalks on Easements	Curb to Curb
ARTERIAL			
Principal	6 lane – 110' 4 lane – 90'	NA	Varies ²
Minor	4 lane- 102' 2 lane- 75'	NA	Varies ²
Collector	65'	NA	40'
LOCAL ACCESS			
Commercial	65'	55'	40'
Residential Standard	60'	50'	36'
Residential Low Density ³	56'	46'	32'
Residential Restricted Parking ^{3,4}	51'	41'	27'
Hillside Development ^{4,5}	40'	35'	27'
CUL-DE-SAC (radius)	56'	51'	50'
ALLEY ⁶	20'	20'	12'

Notes:

¹ Additional right-of-way may be required if roadside swales are used to control storm drainage.

² Curb-to-curb width varies depending on street features including number of lanes, on-street parking, bike lane, median, and turn lanes.

³ Narrow streets are appropriate only in low density (four to ten units per acre) residential neighborhoods. Adequate emergency vehicle access and staging areas must be provided as discussed in SMC 17H.010.140.

⁴ Parking is allowed on one side of the street only. Refer to SMC 17H.010.120 for on-street parking requirements.

⁵ Refer to SMC 17H.010.110 for more information.

⁶ Alleys do not require sidewalk or curb. The widths shown apply to right-of-way and pavement width.

17H.010.060 Street Width - General

- A. Minimum curb-to-curb street widths are shown in Table 17H.010-1. Street width varies based on the required street elements including number of lanes, on-street parking, bike lane, median, and turn lanes.
- B. Generally, street design shall allow for a twenty feet clear width for emergency vehicle access. New streets with less than a twenty feet clear width shall provide emergency vehicle staging areas as described in SMC 17H.010.140.
- C. Spacing between collector arterials shall be no more than one-half mile. Spacing between streets with a twenty foot clear width shall be no more than one-quarter mile.
- D. Where infill development occurs on partially constructed blocks, the proposed street width may match the existing street width for the rest of that block.

17H.010.070 Street Width – Low Density Residential Zones

- A. The street width may be reduced to twenty-seven feet on local access streets in low density (four to ten units per acre) residential zones if parking is omitted on one side of the street. Refer to SMC 17H.010.120 for on-street parking requirements.
- B. Local access streets in low density residential areas may be narrowed to thirty-two feet with parking on both sides if the following conditions are met:
 - 1. Each block is connected on both ends and does not exceed six hundred sixty feet in length.
 - 2. The narrower street does not extend more than one thousand three hundred twenty feet without intersecting a street with twenty feet clear width.
 - 3. Adequate emergency vehicle access and staging areas are provided. Refer to SMC 17H.010.140 for emergency access and staging requirements.
 - 4. The profile grade for the street does not exceed eight percent.
- C. Additional parking restrictions may be required near intersections on narrowed streets. The turning movements of service and emergency vehicles must be evaluated to ensure that on-street parking does not interfere with access.
- D. Streets that are designed to connect to an adjacent site or that will serve lots on an adjacent site may not be narrowed.

17H.010.080 Dead End and Cul-de-sac Streets

- A. New, permanent dead end or cul-de-sac streets require the approval of the director of engineering services. Dead end and cul-de-sac streets are only allowed when

street connectivity is unachievable, such as property that is isolated by topography or the configuration of existing lots and streets.

- B. Turn-arounds designed to meet the City's standards are required at all street dead ends to allow emergency and service vehicles to turn around.
- C. Dead end or cul-de-sac streets shall be not less than one hundred forty feet nor more than six hundred feet long along the centerline as measured from the curb line of the cross street at the street entrance to the point of curvature into the cul-de-sac bulb. Proposed exceptions to this rule will be considered by the director of engineering services based on pertinent traffic planning factors.
- D. A hard surfaced public pathway shall be provided at the end of every dead end or cul-de-sac street connecting the sidewalk to an existing or future street or public pathway.

17H.010.090 Private Streets

- A. Residential private streets are allowed only in conjunction with an approved planned unit development, binding site plan, or mobile home park. The written conditions of approval for the project must permit lot frontage on a private street.
- B. Private streets require the approval of the director of engineering services. New private streets are allowed only when street connectivity is unachievable, such as property that is isolated by topography or the configuration of existing lots and streets.
- C. Pedestrian access shall be provided from the private street to an existing or future street or public pathway if vehicular access cannot be provided.
- D. Private streets shall not obstruct traffic circulation or cut off future development from public access or utilities.
- E. Streets must be public if they are designed to connect to an adjacent site, or will serve lots on an adjacent site.
- F. Private streets shall be constructed in accordance with the design standards for public streets.
- G. Private streets require private water and sewer systems.
- H. Private streets shall be owned in common by the owners of the property served by the private streets or by a homeowners' association. The tract shall be designated on the plat as a special purpose tract. A maintenance agreement shall be recorded with the Spokane County auditor that commits the owner(s) to maintain all elements of the private street. Accessibility (snow plowing, etc) shall be maintained at all times for emergency vehicles.
- I. Transitions from public to private streets should not occur mid-block. Where a mid-block transition is unavoidable, a public turn-around designed to meet City standards shall be provided.

17H.010.100 Entrance Gates

- A. Gates are prohibited on public streets.
- B. Gates are allowed only in conjunction with a Planned Unit Development, Binding Site Plan, or Mobile Home Park and must be permitted by the decision maker in a written decision.
- C. The property served by a gated street must be isolated by topography or the configuration of existing platted lots and streets.

- D. Gated streets shall not obstruct traffic circulation or cut off future development from public access or utilities.
- E. The decision to allow a private street based on the criteria in SMC 17H.010.090 must be made by the director of engineering services before a gate will be considered. A proposed gate is not in itself justification to allow a private street.
- F. Entrance gates shall be placed on private property and maintained by a homeowners' association.
- G. Proposed gates shall not interfere with emergency vehicle access. Fire lanes meeting City standards shall be provided.
- H. Gated streets require a queuing area meeting City standards on the public side of the gate. If a gated street connects to an arterial, a public turn-around shall be provided on the public side of the gate.
- I. If the queuing area on the public side of the gate is on a public street, the homeowners' association shall accept responsibility for all surface maintenance (snow plowing, street sweeping/ flushing, and street sign replacement) of the segment of public street from the gate to the nearest paved connecting public street intersection unless a public turn around is provided. The City will be responsible for maintaining the asphalt and all public water, sewer, and stormwater facilities located in the public portion of the roadway. Maintenance responsibilities shall be addressed in the CC&Rs for the development as well as in a written agreement with the City of Spokane.
- J. The hours during which the gate is to be closed may be restricted depending on the configuration of the queuing area and the location of the gated street. The hours of operation will be addressed in a written agreement with the City of Spokane.
- K. A KNOX-BOX meeting City fire department criteria shall be provided for all gated streets to allow emergency vehicle access at all times.
- L. Gates may be added to existing Planned Unit Developments or Mobile Home Parks provided all of the following criteria are met:
 - 1. All streets in the development are private.
 - 2. The addition of the gate will not isolate or disconnect the development from its surroundings based on topography and the configuration of existing platted lots and streets.
 - 3. Adequate queuing area on the public side of the gate and a public turn-around, if required, is provided.
 - 4. Service and emergency vehicle access meeting the requirements of the Fire Department and the Department of Engineering Services is provided.

17H.010.110 Hillside Development

In steep, hillside areas, a reduced street cross-section may be allowed if the cross-slope is at least fifteen percent and lots will be developed on only one side of the street. In such cases, waiver of one sidewalk and pedestrian buffer strip may be granted at the discretion of the director of engineering services; provided that no lots access the omitted side. Additionally, on-street parking may be omitted on one side to allow for a narrower street width.

17H.010.120 On-Street Parking

- A. Streets located in the central business district and in centers and corridors require on-street parking.
- B. Principal, minor and collector arterials outside of the central business district, centers and corridors will be reviewed on a case-by-case basis to determine on-street parking needs.
- C. On-street parking lanes shall be eight feet wide. In low density residential areas meeting the criteria in SMC 17H.010.070, parking lanes may be narrowed to seven feet to allow for a narrower street section.
- D. Generally, all new local access streets shall provide on-street parking on both sides of the street. Parking may be omitted from one side of a residential street in the following situations:
 - 1. Hillside developments as described in SMC 17H.010.110 where lots are developed on only one side of the street.
 - 2. Neighborhoods where garage access is provided from alleys and driveway access to the street is restricted.
 - 3. The side of a street adjacent to side yards, rear yards, or common areas such as stormwater facilities. Parking may not be omitted adjacent to parks or other recreational facilities.
- E. Where parking has been omitted, “No Parking” signs shall be installed at the developer’s expense.

17H.010.130 Alleys

- A. When constructed, alleys shall be provided at the rear or side of lots.
- B. Where alleys are provided in new developments, on-site parking spaces shall be accessed from the alley and not the street.
- C. Dead end alleys shall be avoided wherever possible, but if unavoidable, shall be designed with adequate turn-around facilities or alternative connections acceptable to the director of engineering services at the dead end.
- D. All new alleys shall be constructed in conformance with the standard plans.
- E. Public alleys shall be located in public right-of-way. If public utilities are to be located in an alley, the alley must be located in public right-of-way.
- F. Private alleys may be located in a tract or on an easement. Tracts must be owned in common by the owners of the property served by the private alley or by a homeowner’s association and must be designated on the plat as a special purpose tract. A maintenance agreement must be recorded with the Spokane County auditor that commits the owner(s) to maintain all elements of the private alley.
- G. New alleys shall have a paved width of at least twelve feet and a clear width of at least twenty feet. The twenty-foot width shall not be obstructed in any manner, including the parking of vehicles, fences, or utility structures.
- H. Alleys that serve as a primary access or as a fire access must have a paved width of at least twenty feet. Unless specifically approved by the City fire department, alleys are not considered a fire access.
- I. Stormwater from all new alleys must be collected and treated according to the City’s stormwater guidelines.

17H.010.140 Emergency Vehicle Access and Staging Areas

- A. Where the street design does not allow for a twenty foot clear width, emergency vehicle staging areas shall be designated.
- B. Staging areas shall be at least fifty feet long and twenty feet wide. Staging areas shall not be obstructed in any manner, including the parking of vehicles. The minimum width shall be maintained at all times.
- C. Staging areas shall be spaced so that the maximum distance from a staging area to the property line of any lot is one hundred fifty feet.
- D. Staging areas require a significant visual cue acceptable to the department of engineering services and the City fire department; signing alone is not adequate.
- E. Paired driveways and street intersections that meet the minimum dimensions may be designated as staging areas. When used, paired driveways require a deed restriction on the affected lots.
- F. Mid-block bump outs may be allowed in areas where garage access is provided off of alleys on approval of the director of engineering. Other physical alternatives will be considered on a case by case basis and allowed at the discretion of the director of engineering services and the City fire department.
- G. Staging areas shall not create a street maintenance or parking enforcement problem and must be approved by the director of engineering services, director of streets, and the City fire department.
- H. Placement of fire hydrants shall consider the location of the staging areas.

17H.010.150 Roundabouts

Roundabouts shall be reviewed in every case and are intended for arterial intersections only.

17H.010.160 Traffic Calming

- A. Allowable traffic calming features include traffic circles, chicanes, curb extensions, medians, entry-way treatments, landscaping, and turn or access restrictions.
- B. Installation of traffic calming features on existing streets requires a public meeting and a petition representing at least sixty percent of the households in the petition area. This process is outlined in the Neighborhood Traffic Calming and Management Guidelines for Residential Access Streets.
- C. Installation of traffic calming features on new streets will be evaluated on a case by case basis and approved by the director of engineering services and the director of streets.
- D. All proposed traffic calming features will be evaluated based on posted speed, traffic volumes, pedestrian generators within the project area, roadway geometry, residential density, and collision history as applicable.
- E. Traffic calming features shall not create a street maintenance, safety, or parking enforcement problem.

17H.010.170 Monuments

Monumentation shall be provided in accordance with the City's design standards.

17H.010.180 Sidewalks

- A. Sidewalks shall be located on both sides of the street for all public and private streets.
- B. Sidewalk shall be constructed around the bulb of cul-de-sacs so that every lot is served by a sidewalk.
- C. In steep, hillside areas, where development occurs only on one side of the street, sidewalk may be omitted from one side in accordance with SMC 17H.010.110. However, it must be demonstrated that the segment to be omitted is not a critical link in the sidewalk system.
- D. All sidewalks shall be designed and constructed in accordance with the City's design standards, standard plans and specifications.
- E. All sidewalks shall provide connectivity to the regional pedestrian network as shown on Map TR 1 of the City's Comprehensive Plan when the project is adjacent to a portion of that network.

17H.010.190 Pedestrian Buffer Strips

- A. Pedestrian buffer strips are required on both sides of all streets between the sidewalk and the curb. The width and type of pedestrian buffer strip for each street shall comply with the requirements of the comprehensive plan and the City's design standards.
- B. Planted strips are required on residential local access streets. A minimum three-foot wide concrete pedestrian buffer strip may be allowed in place of the six-and-one-half-foot planted strip for certain land uses such as churches and schools that require passenger loading and unloading. These will be evaluated on a case-by-case basis and allowed at the discretion of the director of engineering services.
- C. In situations where a separation between the sidewalk and the street is constrained by topography, narrow right-of-way, or existing development, a variance from this standard may be granted by the director of engineering services.
- D. In cases where sidewalk has been omitted on one side of the street, the pedestrian buffer strip may also be omitted on that side.
- E. Pedestrian buffer strips may be omitted around the bulb of cul-de-sacs.

17H.010.200 Curb Ramps

- A. At all intersections where new curbs, sidewalks or both are to be constructed, curb ramps are to be placed and constructed as shown on the standard plans. Where a ramp is built on one corner of an intersection, a ramp shall also be provided at a corresponding location on the opposite corner of the intersection.
- B. Not less than two curb ramps per lineal block shall be constructed on or near the crosswalks at intersections or other convenient locations approved by the director of engineering services.
- C. Installation of curb ramps shall also be required on existing sidewalks whenever curbing is replaced.
- D. Proposed curb ramps at locations other than intersections must be approved by the director of streets prior to construction.

17H.010.210 Crosswalks

- A. Generally, painted crosswalks are installed only at patrolled school crossings and signalized intersections, as approved by the director of streets.

- B. Installation of painted crosswalks at other locations requires an engineering study and the approval of the director of streets. The engineering study shall identify locations where there is a substantial conflict between vehicle and pedestrian movements or where pedestrians could not otherwise recognize the proper place to cross.
- C. Any new marked crosswalk must be approved by the director of streets prior to construction.

17H.010.220 Driveways

- A. No driveway shall be located so as to create a hazard to pedestrians or motorists, or invite or compel illegal or unsafe traffic movements. The edge of the driveway at the curb shall not extend past the end of radius of the curb of an adjoining street, nor into a crosswalk.
- B. Every driveway must provide access to an off-street parking area located on private property. Every vehicle entering the driveway must be able to park, stand, or load entirely off the street right-of-way, sidewalk or pathway.
- C. Garage and carport entrances must be set back at least twenty feet from the back of sidewalk.
- D. No parking is allowed in an alley. Garages and carports may be built to the rear property line unless parking in front of the entrance is proposed, then the structure must be a minimum of eighteen feet from the edge of the alley tract, easement or right-of-way.
- E. Unless otherwise approved by the director of engineering services, the entire nominal driveway width shall be confined within lines perpendicular to the curb line and passing through the property corners. Shared driveways will be evaluated on a case by case basis.
- F. No driveway shall be constructed in such a manner as to be a hazard to any existing drainage inlet, street lighting standard, utility pole, traffic regulating device, fire hydrant, or other public facility. The cost of relocating any such public facility, when necessary to do so, shall be borne by the applicant. Relocation of any public facility shall be performed in coordination with the agency holding authority for the structure.
- G. The total nominal width of all driveways on a street for any one ownership shall not exceed forty percent of the frontage.
- H. Circular drives must be consistent with current zoning regulations.
- I. Any driveway which has become abandoned, unused, or unnecessary for any reason, shall be closed and the owner shall replace any such driveway with curb and sidewalk matching adjacent improvements or constructed in accordance with the standard plans and specifications.
- J. Wherever, in a single ownership, the total width of existing driveways on a street is over forty percent of the frontage of the ownership on that street, or any driveways are wider than twenty feet, such existing driveways shall be made to conform to the provisions of this section upon the alteration or repair of any one or more of the driveways. The director of engineering services or the director of streets may require such changes in any or all the driveways of that ownership as he/she may deem necessary for the better movement of traffic or to provide better protection to pedestrians.

- K. An approach permit issued by the department of engineering services is required for the construction or modification of any driveway onto a public right-of-way. Plans and an operation analysis may be required as part of the review.
- L. In new developments, an approach permit is not required when driveway locations are shown on the approved street plans and the driveway drops are constructed in conjunction with the streets. However, if a driveway is to be relocated or modified, a new approach permit must be obtained prior to construction.

17H.010.230 Street Lighting

- A. For arterial streets, lighting plans shall be provided to the department of engineering services for review and acceptance prior to construction. At a minimum a street light shall be provided at every arterial intersection.
- B. Where street lighting is implemented on local access streets, a plan must be submitted and accepted by the director of engineering services. The lighting proposal will be reviewed for lighting type, spacing, and location. Street lights on new local access streets shall be operated and maintained by a homeowners' association.

17H.010.240 Vertical Clearances

- A. The clearance above any street surface shall be a minimum of sixteen and one-half feet to overhead obstacles. This height shall be maintained across the full width of the street, extending to two feet behind the face of curb.
- B. Vertical clearances for street signs above sidewalks and other pedestrian areas shall be as shown in the standard plans.
- C. Vertical clearance requirements for skywalks and private/commercial signs shall be as provided in SMC 12.02.0462 and chapter 11.17 SMC.

17H.010.250 Horizontal Clearances

- A. The clear horizontal sight distance triangle at intersections shall be as provided in SMC 11.19.590.
- B. The minimum clear zone distances are as provided in the City's clear zone policy (#0370-05-04). The values presented in the table are minimum allowable clear zone distances. Design engineers should evaluate and provide larger clear zone distances wherever practical.

17H.010.260 Bicycle Network

- A. Bicycle facilities shall be employed where designated in the City's comprehensive plan and in the Spokane Regional Pedestrian/Bikeway Plan. Bicycle facilities include shared-use pathways, bicycle lanes, paved shoulders, shared-use lanes, and residential bikeways.
- B. All new bicycle facilities shall be designed in accordance with Section 1020 of the WSDOT Design Manual and the City's design standards.
- C. Where required by the Spokane Regional Pedestrian/ Bikeway Plan, signing shall be provided by the project sponsor for designated bicycle routes.

- D. The usable width for bicycle facilities is normally from face of curb to lane stripe, but adjustments may need to be made for drainage structures, parking, or other obstructions to maintain this space.

17H.010.270 Street Trees

- A. Street trees shall be planted in all pedestrian buffer strips.
- B. Tree selection, planting, and maintenance shall be in accordance with SMC 12.02 Article V, Urban Forestry Program.
- C. Tree spacing and setbacks from other structures or improvements shall be per the City's design standards and other applicable regulations.

ADOPTED BY THE CITY COUNCIL ON MAY 15, 2006.

Alexander J. Hogan, Jr.
Council President

Attest:

Approved as to form:

Leri H. Foster
City Clerk

[Signature]
Assistant City Attorney

[Signature]
Mayor

5-26-06
Date

06/29/06
EFFECTIVE DATE

RECEIVED
05/30/06
CITY CLERK'S OFFICE
SPOKANE, WA

