

Notice of Public Hearing and Notice of SEPA Determination City of Spokane

The Spokane City Plan Commission will hold a public hearing on Wednesday, July 11, 2018, beginning at 4:00 PM in the Council Chambers, Lower Level of City Hall, 808 W. Spokane Falls Blvd., to hear public testimony related to amendments to the Development Code standards for attached housing, lot widths, wall height, and parking area location standards to improve options for infill development at the levels permitted by the comprehensive plan. Any person may submit written comments on the proposed actions, appear at the public hearing, or call for additional information:

Planning & Development Department
Attn: Nathan Gwinn, Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3333
Phone (509) 625-6893
ngwinn@spokanecity.org

Documents relating to this text amendment are available for viewing at:
my.spokanecity.org/projects/infill-housing-strategies-infill-development/

Location: Areas within or adjacent to certain residential zones in the city of Spokane: specifically, the RA, RSF, RTF, RMF, RHD zones. A zoning map is available for viewing at: maps.spokanecity.org

Description of Proposal: Code amendments to modify lot standards for detached houses in the RTF zone and for attached houses in the RTF, RMF, and RHD zones, and remove a lower wall height for primary buildings in the RMF zone (SMC 17C.110.200); adopt a limited height exception above the roof height in RMF and RHD zones (SMC 17C.110.215); reduce side lot line setbacks for attached houses and combine curb cuts for some housing types on narrow lots in all residential zones (SMC 17C.110.310); and reduce some parking area setbacks on sites that abut residential zones (SMC 17C.230.140). The limited height exception for pitched roofs, which during the early public participation period was proposed only for uninhabited parts of the building, has been revised in the current draft to allow habitable space above the maximum height (such as a vaulted ceiling or loft open to the top floor).

SEPA: A Determination of Non Significance was issued on June 27, 2018 under WAC 197-11-340(2); the lead agency will not act on this proposal for at least 14 days. Comments regarding this DNS must be submitted no later than **12:00 PM July 11, 2018, if they are intended to alter the DNS.**

Only the applicant, persons submitting written comments and persons testifying at a hearing may appeal the decision of the Plan Commission and City Council.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.