



Agenda Sheet for City Council Meeting of:
11/21/2016

Date Rec'd	11/8/2016
Clerk's File #	RES 2016-0094
Renews #	
Cross Ref #	
Project #	
Bid #	
Requisition #	

Submitting Dept	PLANNING
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Agenda Item Type	Resolutions
Agenda Item Name	0650 - PLANNING - RESOLUTION FOR INFILL DEVELOPMENT PROJECT RECOMMENDATION

Agenda Wording
A Resolution recognizing the Infill Development Steering Committee Summary Report and recommendation as a guide for future program development and potential regulatory implementation measures.

Summary (Background)
This proposal is a guide to promote desired infill development in appropriate locations. As part of a separate process, future public participation would be required for any changes proposed to development regulations. The Spokane City Plan Commission recommended approval of the proposal on October 12, 2016.

Fiscal Impact	Budget Account
Neutral \$	#
Select \$	#
Select \$	#
Select \$	#

Approvals		Council Notifications	
Dept Head	KEY, LISA	Study Session	
Division Director	MALLAHAN, JONATHAN	Other	CHE 11/7/16
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ADOPTED BY
SPOKANE CITY COUNCIL:

11/21/2016
[Signature]
CITY CLERK

BRIEFING PAPER
City of Spokane
Planning and Development / Infill Development Project
October 27, 2016

Subject

A Plan Commission Infill Development Steering Committee examined what changes are needed to regulations and programs to encourage infill development in appropriate locations, with particular emphasis on residential development in and near Downtown.

Background

The Comprehensive Plan provides a vision for growth that includes a variety of residential housing types, preservation of existing housing stock, and development on vacant sites that is well-designed, varied in form, compatible with surrounding uses, and will reinforce or improve the established neighborhood character.

The City passed zoning updates following a multi-year infill housing task force in 2012, including new standards to improve the fit of infill development in existing neighborhoods, and new tools such as streamlined permitting of townhouse subdivision development and other options on small or narrow sites, mainly in higher-density residential zones. Infill development is the development of vacant lots and parcels within an already built up area. Following adoption of the new regulations, promotion of the new infill development tools was minimal, resulting in lack of use.

The steering committee and Planning staff engaged stakeholders in a series of focus group meetings in May and June, 2016, to discuss infill-related issues with finance and real estate professionals; developers and architects; non-profit developers; tiny housing proponents; community organizations; and neighborhood council representatives. The steering committee then generated 24 recommendations related to next-level planning efforts to promote desired infill development in appropriate locations. Following a public hearing on October 12, 2016, the Plan Commission voted unanimously to recommend that the City Council accept the infill steering committee's Summary Report and Recommendation as a guide for future program development and potential regulatory implementation measures.

To view public comment received since the last steering committee meeting, visit:

<\\cosfile4\AllShare\Planning\Infill\combined-comments-since-9-22-2016.pdf>

To view the full report, visit Project Documents at the link below:

<https://my.spokanecity.org/projects/infill-housing-strategies-infill-development/>

Action

A City Council resolution is proposed to accept the Infill Development Steering Committee's Summary Report and Recommendation. The item would be placed on Advance Agenda and briefed on November 14, with first reading and public comment taken as part of the legislative meeting on November 21. Following adoption of the proposed resolution, the Plan Commission and City Council would meet jointly to discuss how to prioritize and implement the strategies recommended by the steering committee in the Plan Commission's work program.

RESOLUTION NO. 2016-0094_____

A Resolution recognizing the Infill Development Steering Committee Summary Report and Recommendation as a guide for future program development and potential regulatory implementation measures.

WHEREAS, The City Council passed Resolution 2016-0039 on April 25, 2016, requesting that an examination by the Infill Housing Task Force, in conjunction with City staff, be conducted for the possibilities of tiny houses such as accessory dwellings, cottage housing, and other means for those who seek alternative housing and a simpler lifestyle; and,

WHEREAS, The City of Spokane's Infill Development Project is engaged in identification of issues regarding infill development and the development of strategies to overcome obstacles to such development; and,

WHEREAS, High-quality infill development can create positive economic impacts for communities; and,

WHEREAS, The communication objectives for the Infill Development Project are to examine a range of potential programs and regulatory changes that could be implemented to help describe today's development standards, increase public awareness of the infill mechanisms and products, engage in dialogue with stakeholders that results in productive recommendations to increase opportunities for development and new housing, develop an easy-to-follow report and recommendations for future action based on the project's findings, and monitor the effectiveness of infill development strategies developed through this process; and,

WHEREAS, The City hosted six focus group meetings, held between May and June 2016, for the purpose of soliciting community input on neighborhood specific and citywide interests, challenges and opportunities, which included, among the six meetings, a tiny housing focus group; and,

WHEREAS, Additional input was gathered through an open house, held August 30, 2016, through an online survey, and through individual presentations upon request to the Mayor's Housing Quality Task Force, to five neighborhood councils, and to working groups of the Downtown Spokane Partnership; and,

WHEREAS, The Summary Report and Recommendation were prepared by project staff in conjunction with the assigned steering committee, based on a review of existing conditions related to infill development, a review of relevant existing adopted policies and regulations, and input from stakeholders and the public at large; and,

WHEREAS, The Summary Report and Recommendation contains a series of strategies that the City of Spokane and others may pursue to further the Infill Development Project's objectives; and,

WHEREAS, It is recognized that additional legislative action with robust public engagement will be required for all strategies that involve changes to adopted policy and regulations of the City of Spokane and that such changes will need to be incorporated into subsequent work plans of the Plan Commission and/or considered in conjunction with ongoing or upcoming major planning efforts such as the Comprehensive Plan Update and update to the Downtown Spokane Plan; and,

WHEREAS, Appropriate notice of the Plan Commission hearing was published in the Spokesman Review on September 28, and October 5, 2016; and,

WHEREAS, The City Plan Commission held a public hearing on October 12, 2016 to obtain public comments on the proposed Summary Report and Recommendations; and, by a unanimous vote, recommended the acceptance of the Summary Report and Recommendation as a guide for future program development and potential regulatory implementation measures.

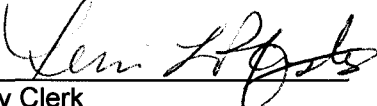
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL that the Infill Development Steering Committee's Summary Report and Recommendation is recognized as a guide for future program development and potential regulatory implementation measures to maximize the community benefits, success and economic development opportunities of the city of Spokane and help ensure that infill development:

- Provides a desirable mixture of affordable housing options to people of all income levels, and sustainably realizes density objectives; and,
- Is designed to maintain and encourage attractive neighborhood character; and,
- Is consistent with the City of Spokane's Comprehensive Plan, adopted neighborhood and subarea plans; and,
- Is consistent with existing neighborhood character, and/or the neighborhood character envisioned in adopted neighborhood plans; and,

BE IT ALSO RESOLVED, that each recommendation is advanced for further consideration, while further internal and interdepartmental review will be required for identifying the scope, budget, and probable timeframes for each; and,

BE IT FURTHER RESOLVED, that the City Council, recognizing the urgency of moving these recommendations forward, shall meet jointly at the earliest available collaborative meeting with the Plan Commission to discuss the manner in which all the strategies recommended by the steering committee may be prioritized and implemented in the Plan Commission's work program.

ADOPTED by the City Council this 21st day of November, 2016.



City Clerk

Approved as to form:



Assistant City Attorney

