PLANNING COMMISSION MEETING AGENDA
WEDNESDAY, MARCH 11, 2020
CITY HALL COUNCIL CHAMBERS
4:00 P.M.

1. Call to Order

2. Roll Call

3. **GENERAL BUSINESS:**

- Review of Agenda
- Approval of Minutes from February 12, 2020

4. **WORKSHOPS/PRESENTATIONS:**

- Potential Docket for 2020 Annual Comprehensive Plan and Code Amendments
- Proposed Amendment to C-1 Zone, allowing for RV Sales and Service as a Permitted Use
- Possible Amendments to City Landscaping Code

5. **REPORTS:**

- Secretary's Report
- Planning Commissioner Reports
- City Council Reporter of the Month

6. Citizens Comments

7. Adjournment

Next Meeting: April 8, 2020

Non-hearing items scheduled, and their order, are only tentative and are subject to change. The Planning Commission may not address all items as listed and/or may continue certain items to a later session. The Commission reserves the right to take action on all items listed on the agenda. The Planning Commission provides at least 3 minutes for public comment and submission of written comments for inclusion into the public record and consideration by the Planning Commission is encouraged. For more information, please contact Planning & Engineering Services at 755-6708.

The public is invited to attend. Parking and meeting rooms are accessible for persons with disabilities. Contact the City at 755-6700 with 48-hours advance notice for special accommodations.

PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, FEBRUARY 12, 2020

Planning Commission Members Present: Richard Siler, Charles Matthews, Jesse Fox, Paul Brown, Joe Mann

Adjunct Member(s) Present: Shelli Dickinson, Kate Laven

Absent: Jamie Baird, Joshua McKee

Commissioner Brown moved to excuse the absences of Commissioners Baird and McKee, seconded by Commissioner Mann. Absent Commissioners excused with all ayes.

Staff Present: Lisa Key, Barbara Barker, Kelsey Wright

Call to Order: Meeting was called to order at 4:02 PM.

Roll Call: A quorum of members was present.

General Business:

Review of Agenda & Approval of Minutes:

Commissioner Brown moved that the January 8th minutes be approved with corrected date noted by Commissioner Siler, seconded by Commissioner Mann. Corrected minutes were approved with all ayes.

New Commissioner Introductions:

The Planning Commission welcomed 2 new adjunct members and each Commissioner introduced themselves.

Approve 2020 Calendar:

Commissioner Brown moved to reschedule the November 11th meeting to November 4th, seconded by Commissioner Mann which carried unanimously. With that change, Commissioner Brown moved to adopt the full 2020 schedule, seconded by Commissioner Mann. The 2020 schedule was adopted with all ayes.

Design Review Subcommittee Members 2020/2021:

Commissioner Mann, Commissioner Fox and Commissioner Brown volunteered to participate on the Design Review Subcommittee, with Commissioner Siler and Commissioner Matthews as alternates. Commissioner Brown moved to approve, which was approved with all ayes.

Workshops:

Possible Amendments to City Landscaping Code:

Barbara Barker continued the Workshop on possible revisions to the landscape code, discussing code sections that would change based on the goals discussed in previous workshops. There was active discussion throughout with questions asked and answered.

2019 Development Statistics:

Barbara Barker presented her annual report on the 2019 Development Statistics for both Residential and Commercial permit activity as well as PEBS department activity for the year. Questions asked and answered.

Secretary's Report:

Lisa Key reported the following:

- Larry Alexander's resignation from the Planning Commission
- Meeting request will be sent out to the Design Review Subcommittee tomorrow
- Status of Small Cell Permit Applications

Planning Commissioner Reports:

No reports at this time. Chair Siler indicated that he would be unable to attend the next two meetings. Vice Chair Matthews indicated the possibility the he would be late to the March meeting, and Commissioner Brown offered to chair that meeting, in that event.

City Council Reporter of the Month:

Commissioner Siler volunteered to report at the February 18th City Council meeting. Commissioner Matthews volunteered to report at the March City Council meeting.

Citizens Comments:

No comments made at this time.

Adjournment:

The meeting adjourned at 5:51 PM.

DRAFT

PLANNING COMMISSION
2020 MEETING SCHEDULE

January 8, 2020

February 12, 2020

March 11, 2020

April 8, 2020

May 13, 2020

June 10, 2020

July 8, 2020

August 12, 2020

September 9, 2020

October 14, 2020

November 4, 2020*

December 9, 2020

**Unless otherwise noticed, Planning Commission Meetings shall occur on the 2nd Wednesday of each month at 4 pm in the City of Liberty Lake Council Chambers.*

The public is invited to attend. Parking and meeting rooms are accessible for persons with disabilities. Contact the City at 755-6700 with 48-hours advance notice for special accommodations.

Potential 2020 Comp Plan & Development Code Amendments

- Codify River District Development Code in City Development Code & cleanup inconsistencies
- Food Trucks as an Accessory Use in C-1, C-2, RD-C
- Junk Car Definition – replace definition in City Code 10-1C with definition in RCW 46.55.010
- Amendment to 10-4, requiring applicants to record final plats, BSPs, and associated Title Notices (rather than staff), and provide the City with electronic copies and recording receipt
- Increasing Maximum Lot Coverage for detached single-family housing to 60% in R-2 Zone, consistent with R-1 & R-3 (approved increasing maximum lot coverage in R-1 in 2019).
- Lighting Standards
- Eliminating minimum and maximum lot sizes in the R-1 and R-3 zones (approved removal in the R-2 Zone in 2018)?

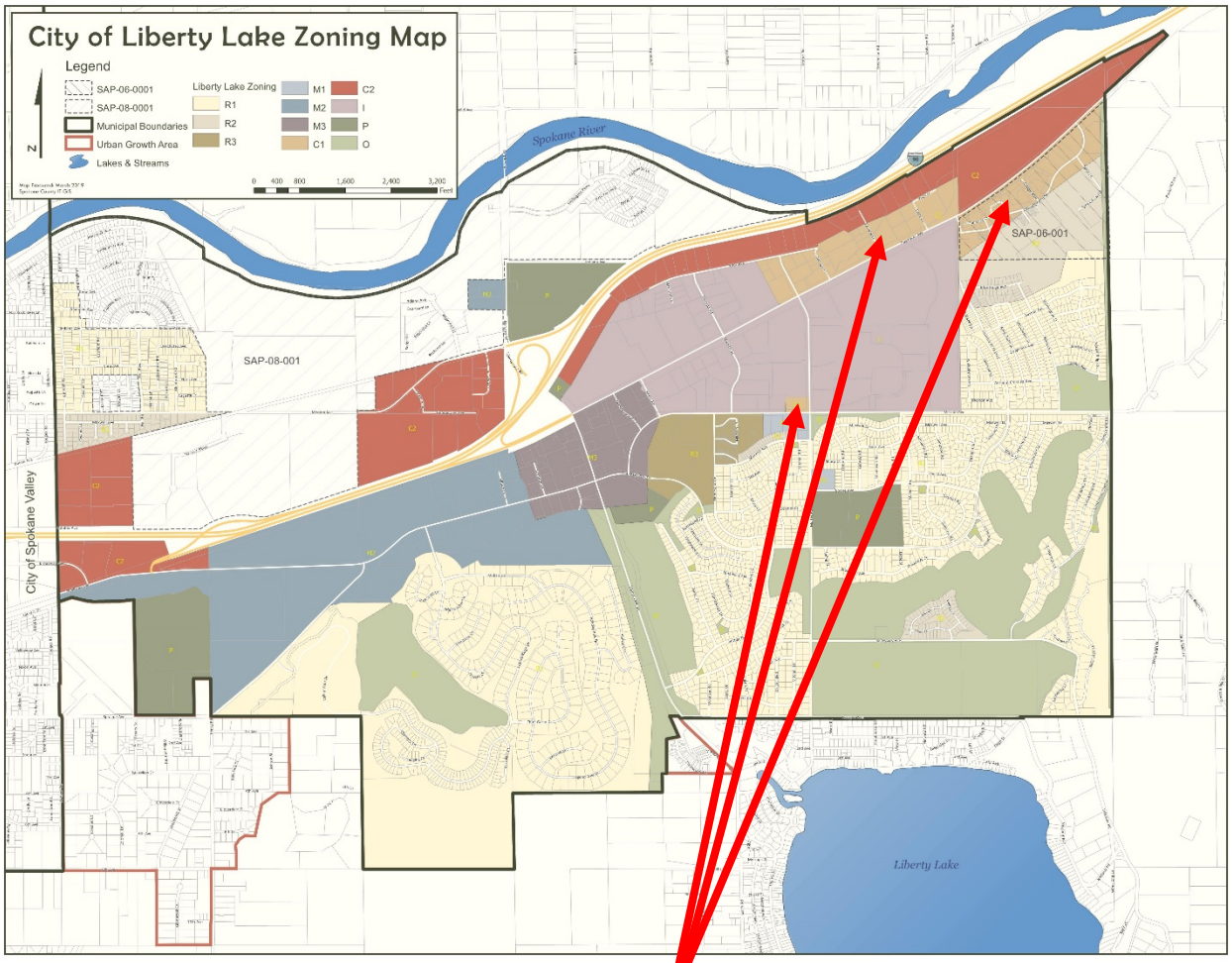
Other:

- Sign Code – research and business engagement in 2020, possible amendments in 2020

Proposed Amendments to City Development Code

§10-2A-4, Zoning Matrix

Purpose: To provide for RV Sales and Service as an allowed use in the C-1 zone.



C-1 Zone

Background: Currently, there are 3 areas of the City that are zoned C-1:

- A small area on the NW corner of Mission & Molter, which is fully developed (it contains half of The Portal building; the other half of the building is zoned Light Industrial);
- The portion of Stonehill the fronts on Appleway, and is part of Specific Area Plan (topography and access make this use an unlikely candidate in this location; and,
- An area located on the north side of Appleway which contains several such uses that are currently legal, non-conforming uses (this area is surrounded by Light Industrial and Freeway Commercial, where this use is permitted).
- There are minimal differences in permitted uses between C-1 and C-2 zone.

Proposed Amendments to City Development Code §10-2A-4, Zoning Matrix

Note: There are minimal differences between uses permitted in C-1 and C-2 Zones. Categories with differences are highlighted. Proposed changes are identified in redline format.

Comprehensive Plan Category	Implementation - Zoning District	
Single Family Residential	R-1	(Single Family Residential)
Mixed Residential	R-2	(Mixed Residential)
Multi-Family Residential	R-3	(Multi-Family Residential)
Neighborhood Center	M-1	(Neighborhood Center)
Community Center	M-2	(Community Center)
Central Business District	M-3	(Central Business District)
Community Commercial	C-1	(Community Commercial)
Freeway Commercial	C-2	(Freeway Commercial)
Light Industrial	I	(Light Industrial)
Public / Semi-Public Institutional	P	(Public / Semi-Public Institutional)
Open Space / Recreation	O	(Open Space / Recreation)
Aesthetic Corridors / Boulevards	Aesthetic Corridors / Boulevards Overlay	

Types of Uses

- **Permitted Uses (P):** Permitted uses are designated in matrix (10-2A-4) with the letter "P". These uses may occur without special action by the Hearing Body, subject to development standards of the zone in which it is located, and other applicable portions of this Code.
- **Limited Uses (L):** Limited uses are designated in matrix (10-2A-4) with the letter "L". These uses are allowed if they comply with the development standards of the zone in which it is located, and other applicable portions of this Code, including meeting the requirements for the necessary permits or approvals. These uses include accessory uses, temporary uses, home occupations, special uses, etc.
- **Conditional Uses (CU):** Conditional uses are designated in matrix (10-2A-4) with the letters "CU". Conditional uses are permitted to locate only after a public hearing and the decision to grant a permit (conditional use permit) imposing such performance standards as will make the use compatible with other permitted uses in the same vicinity and zone and ensure against excessive interference with other permitted uses or imposing excessive demands upon public utilities and facilities as determined by the Hearing Body. Conditional use permits require a public hearing before the Hearing Examiner.
- **Not Permitted (N):** Uses designated in matrix (10-2A-4) with the letter "N" are not permitted. All uses not specifically authorized by this Code are prohibited.
- **Use Determinations:** It is recognized that all possible uses and variations of uses cannot be reasonably listed in a use matrix. The Director may classify uses not specifically addressed in the matrix consistent with similar uses. Classifications shall also be consistent with Comprehensive Plan policies.
- **Essential Public Facilities (EPF's):** Facilities that may have statewide or regional/countywide significance are listed in the Facilities and Uses column as EPF and shall additionally be evaluated to determine applicability with the "Spokane County Regional Siting Process for Essential Public Facilities", as amended.

Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O
Agriculture (actively farmed)	N	N	N	N	L	N	N	N	N	N	N
Agricultural product / craft sales stand (Farmer's market)	N	N	N	L	L	L	L	L	L	L	L
Church / religious institution	P	P	P	P	P	P	P	P	P	N	N
Funeral home / mortuary	N	N	N	N	N	N	P	N	N	N	N
Home occupation	L	L	L	L	L	L	N	N	N	N	N
Hospital - EPF	N	N	N	N	P	N	P	P	P	N	N
Large-scale retail establishments	N	N	N	N	L	L	N	L	N	N	N
Marijuana Producer	N	N	N	N	N	N	N	N	N	N	N
Mobile sales / concessions	L	L	L	L	L	L	L	L	L	L	L
Parking structure	N	N	L	L	L	L	L	L	L	N	N
Planned unit development (PUD)	P	P	P	P	P	P	P	P	P	N	N
Public assembly	L	L	L	L	L	L	L	L	L	L	L
Seasonal & special events	L	L	L	L	L	L	L	L	L	L	L
Temporary construction / sales office	L	L	L	L	L	L	L	L	L	L	L
Tower	N	N	N	N	N	N	L	N	L	N	N
Tower, private	L	L	L	L	L	L	L	L	L	N	N
Animal related											
Animal health services / veterinarian - domestic animals	N	N	N	L	L	L	L	L	N	N	N
Animal shelter / kennel	N	N	N	N	N	N	N	N	L	L	N
Animal, wildlife rehabilitation facility	N	N	N	N	N	N	N	N	N	N	N
Dangerous animal / livestock keeping	N	N	N	N	N	N	N	N	N	N	N
Automobile, etc. oriented											
Automobile, manufactured home, recreational vehicle, trailer, & boat -sales	N	N	N	N	N	N	~~N~~P	P	N	N	N
Automobile parts sales (retail)	N	N	N	N	L	L	P	P	P	N	N
Automobile parts sales (wholesale)	N	N	N	N	N	N	N	N	P	N	N
Automobile, recreational vehicle, trailer, truck, & taxi - rentals	N	N	N	N	N	N	N	P	N	N	N
Automobile / truck repair or maintenance (service station)	N	N	N	N	N	N	L	L	P	N	N
Automobile impound yard	N	N	N	N	N	N	N	N	N	P	N
Automobile wrecking / recycling, junk, & salvage yards	N	N	N	N	N	N	N	N	N	N	N
Boat, recreational vehicle, & trailer - construction, repair, parts sales, & maintenance	N	N	N	N	N	N	~~N~~L	L	P	N	N
Car wash (automatic or self-service)	N	N	N	N	N	N	P	P	P	N	N
Gas station / convenience store	N	N	N	N	N	L	L	L	N	N	N

Facilities and Uses	R-1	R-2	R-3	M-1	M-2	M-3	C-1	C-2	I	P	O
Child day-care											
Family child day-care home (5 or fewer children)	P	P	P	P	P	P	N	N	N	N	N
Family child day-care home (6 to 12 children)	P	P	P	P	P	P	N	N	N	N	N
Child day-care center	CU	P	P	P	P	P	P	P	L	P	N
Child day-care center (in a church or a school)	L	P	P	P	P	P	P	P	L	L	N
Community recreation and facilities											
Athletic club / exercise facility / gym	N	N	N	P	P	P	P	P	P	N	L
Community center / hall / club	L	P	P	P	P	P	P	P	N	P	L
Golf course	N	N	N	N	N	N	N	N	N	N	P
Parks & recreation	P	P	P	P	P	P	P	P	P	P	P
Participant & spectator sports facilities	N	N	N	L	L	N	P	P	P	N	L
Recreational vehicle park / campground	N	N	N	N	N	N	N	N	N	N	N
Dining, personal services, entertainment, lodging, and retail (excluding automobile oriented)											
Adult entertainment establishment	N	N	N	N	N	N	CU	N	N	N	N
Adult retail use establishment	N	N	N	N	N	N	CU	N	N	N	N
Banks / financial institutions (without drive-thru)	N	N	N	P	P	P	P	P	P	N	N
Banks / financial institutions (with drive-thru)	N	N	N	L	L	L	P	P	P	N	N
Bed and breakfast inn	CU	CU	CU	CU	CU	CU	N	N	N	N	N
Building supply / hardware - sales (inside sales & storage)	N	N	N	P	P	P	P	P	N	N	N
Building supply / hardware - sales (outside sales & storage)	N	N	N	N	N	N	N	P	P	N	N
Commercial laundromat & dry cleaning facility (without drive-thru)	N	N	N	P	P	P	P	P	N	N	N
Commercial laundromat & dry cleaning facility (with drive-thru)	N	N	N	L	L	L	P	P	N	N	N
Cultural center, library, museum	N	P	P	P	P	P	N	N	N	P	N
Espresso stand	N	N	N	N	N	N	L	N	N	N	N
General retail	N	N	N	P	P	P	P	P	L	N	L
Grocery store	N	N	N	P	P	P	P	P	N	N	N
Hotel, motel, inn	N	N	N	P	P	P	P	P	N	N	N
Landscape supply, greenhouse, or commercial nursery	N	N	N	N	P	N	P	P	P	N	N
Marijuana Retailer	N	N	N	N	N	N	N	N	N	N	N

Personal care services such as barber shops, hair and nail salons, tanning salons, etc.	N	N	N	P	P	P	P	P	N	N	N
Pharmacy (without drive-thru)	N	N	N	P	P	P	P	P	N	N	N
Pharmacy (with drive-thru)	N	N	N	L	L	L	P	P	N	N	N
Facilities and Uses	**R-1**	**R-2**	**R-3**	**M-1**	**M-2**	**M-3**	**C-1**	**C-2**	**I**	**P**	**O**
Dining, personal services, entertainment, lodging, and retail (excluding automobile oriented), *continued*											
Printing, reprographics, bookbinding, & graphic services	N	N	N	P	P	P	P	P	P	N	N
Restaurant, cafe, deli, or ice cream parlor (without drive-thru)	N	N	N	P	P	P	P	P	L	N	L
Restaurant, cafe, deli, or ice cream parlor (with drive-thru)	N	N	N	P	P	P	P	P	N	N	N
Sports Bar	N	N	N	N	L	L	P	P	N	N	N
Tavern / pub / liquor store	N	N	N	N	L	L	P	P	N	N	L
Theater -motion picture	N	N	N	N	P	N	N	N	N	N	N
Theater - performing arts	N	N	N	P	P	P	P	P	L	N	L
Winery / Microbrew	N	N	N	N	P	P	P	P	P	N	N
Government / civic offices and facilities											
Detention facility - EPF	N	N	N	N	N	N	N	N	N	CU	N
Maintenance / public works facility	N	N	N	N	L	L	L	L	L	P	L
Municipal Offices / Facilities	N	N	P	P	P	P	P	P	P	P	N
Post office	N	N	N	L	L	L	N	N	N	P	N
Prison / correctional facility - EPF	N	N	N	N	N	N	N	N	CU	N	N
Public transit facilities - EPF	P	P	P	P	P	P	P	P	P	P	N
Schools - public / private											
Nursery / pre-school	P	P	P	P	P	P	N	N	N	P	N
Elementary school	P	P	P	P	P	N	N	N	N	P	N
Middle school / Junior High	N	P	P	P	P	N	N	N	N	P	N
High school	N	N	P	N	P	N	N	N	N	P	N
College or university - EPF	N	N	P	N	P	N	N	N	N	P	N
Specialized / vocational / trade school	N	N	P	N	P	P	N	N	P	P	N
Housing											
Accessory caretaker's residence	N	N	N	N	N	N	N	L	L	N	L
Accessory dwelling unit (ADU), attached or detached	L	L	L	L	L	L	N	N	N	N	N
Adult family home	P	P	P	P	P	P	P	P	N	N	N
Dwelling, multi-family	N	L	L	L	L	L	N	N	N	N	N
Dwelling, multi-family (greater than 30 units per net acre)	N	N	CU	N	L	N	N	N	N	N	N

Dwelling, single family	P	P	P	N	N	N	N	N	N	N	N
Dwelling, single family attached townhome	L	L	L	L	L	L	N	N	N	N	N
Dwelling, two-family duplex	N	L	L	N	N	N	N	N	N	N	N
Manufactured homes (on individual lots)	L	L	L	N	N	N	N	N	N	N	N
Manufactured home park	N	L	L	N	N	N	N	N	N	N	N

Facilities and Uses	**R-1**	**R-2**	**R-3**	**M-1**	**M-2**	**M-3**	**C-1**	**C-2**	**I**	**P**	**O**
Housing, *continued*											
Specialty housing (independent senior, assisted living, nursing home, convalescent home, Alzheimer's facilities)	N	L	L	L	L	L	L	N	N	N	N
Zero lot line (single family courtyard home)	N	L	L	L	L	N	N	N	N	N	N
Manufacturing, equipment, and industrial production											
Concrete product manufacturing / ready mix concrete (excluding extraction / mining)	N	N	N	N	N	N	N	N	N	N	N
Construction / industrial equipment sales or rental	N	N	N	N	N	N	N	P	P	N	N
High impact uses	N	N	N	N	N	N	N	N	N	N	N
Light manufacturing & assembly	N	N	N	N	L	L	P	P	P	N	N
Light manufacturing & assembly w/ retail sales showroom	N	N	N	N	L	L	P	P	P	N	N
Lumber mill, sawmill, shingle mill, plywood mill	N	N	N	N	N	N	N	N	N	N	N
Machine shop	N	N	N	N	N	N	N	L	P	N	N
Marijuana Processor	N	N	N	N	N	N	N	N	N	N	N
Plastic injection molding	N	N	N	N	N	N	L	L	P	N	N
Sandblasting / cutting	N	N	N	N	N	N	L	L	P	N	N
Tool and die making	N	N	N	N	N	N	L	L	P	N	N
Welding / sheet metal shop	N	N	N	N	N	N	L	L	P	N	N
Woodworking / cabinet manufacturing	N	N	N	N	N	N	L	L	P	N	N
Woodworking / cabinet manufacturing w/ retail sales showroom	N	N	N	N	L	N	L	L	P	N	N
General office and professional facilities											
Communications service systems	N	N	N	N	P	N	P	P	P	N	N
Office	N	CU	P	P	P	P	P	P	P	N	N
Medical equipment supply	N	N	N	N	P	N	P	P	P	N	N
Research facility / laboratory	N	N	N	N	P	N	L	L	P	N	N

Telemarketing centers / catalog & mail order houses	N	N	N	N	P	N	P	P	P	N	N
Social services											
Community residential facility (6 or fewer residents) - EPF	CU	CU	CU	N	N	N	N	N	N	N	N
Community residential facility (7 to 25 residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N
Community treatment facility (8 or fewer residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N
Community treatment facility (9 to 20 residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N

Facilities and Uses	**R-1**	**R-2**	**R-3**	**M-1**	**M-2**	**M-3**	**C-1**	**C-2**	**I**	**P**	**O**
Social services, *continued*											
Crisis residential center (6 or fewer residents) - EPF	CU	CU	CU	N	N	N	N	N	N	CU	N
Crisis residential center (7 to 20 residents) - EPF	N	CU	CU	N	N	N	N	N	N	CU	N
Halfway house (8 or fewer residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N
Halfway house (9 to 20 residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N
Secure Community Transition Facility (SCTF, 3 or fewer residents) - EPF	N	CU	CU	N	N	N	N	N	N	N	N
Solid waste management and recycling											
Commercial composting storage / processing facility - EPF	N	N	N	N	N	N	N	N	N	CU	N
Incinerator - EPF	N	N	N	N	N	N	N	N	N	CU	N
Landfill - EPF	N	N	N	N	N	N	N	N	N	CU	N
Recycling collection center	N	N	N	N	N	N	N	N	N	CU	N
Solid waste transfer site - EPF	N	N	N	N	N	N	N	N	N	CU	N
Tire salvage yard	N	N	N	N	N	N	N	N	N	N	N
Storage, freight, and wholesale facilities											
Outdoor vehicle storage	N	N	N	N	N	N	N	N	N	N	N
Self service storage facility (mini storage)	N	N	N	N	N	N	N	N	N	N	N
Warehouse & freight movement	N	N	N	N	N	N	P	P	P	N	N
Wholesaling / distribution facility	N	N	N	N	L	N	P	P	P	N	N
Utilities and facilities											
Power plant - EPF	N	N	N	N	N	N	N	N	N	CU	N
Public utility local distribution facility	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	N

Public utility transmission facility - EPF	N	N	N	N	N	N	CU	L	L	L	N
Sewage treatment plant - EPF	N	N	N	N	N	N	N	N	N	CU	N
Wireless communication antenna array	N	CU	CU	CU	CU	CU	CU	CU	CU	CU	N
Wireless communication support tower	N	N	N	N	N	N	N	N	CU	CU	N

DRAFT AMENDMENTS TO

Article 10-3C — Landscaping, Street Trees, Fences, and Walls

Sections:

10-3C-1 Purpose

10-3C-2 Landscape Conservation

10-3C-3 New Landscaping

10-3C-4 Street Trees

10-3C-5 Fences and Walls

Commented [LK1]: Currently, no changes proposed.

Commented [LK2]: Amended by Ordinance 257, enacted April, 2019. Currently, no changes proposed.

Commented [LK3]: Currently, no changes proposed.

10-3C-1 Purpose

The purpose of this article is to promote community health, safety and welfare by protecting natural vegetation, and setting development standards for landscaping, street trees, fences and walls. Together, these elements of the natural and built environment maintain and protect property values, enhance the City's appearance and character, visually unify the City and its neighborhoods, and promote proper plant selection and provide for continuous maintenance so that plant materials can flourish. Trees provide climate control through shading during summer months and wind screening during winter, and trees and other plants can also buffer pedestrians from traffic. Walls, fences, trees and other landscape materials also provide vital screening and buffering between land uses. Landscaped areas help to control stormwater drainage and can improve water quality, as compared to paved or built surfaces. The article is organized into the following sections:

A. **10-3C-2 Landscape Conservation -** prevents the indiscriminate removal of significant trees and other vegetation, including vegetation associated with streams, wetlands and other protected natural resource and critical areas.

B. **10-3C-3 New Landscaping -** sets standards for and requires site landscaping and buffering for parking and maneuvering areas, and between different zones. (Note that other landscaping standards may be provided in Chapter 2 - Zoning Districts, for specific types of development.)

C. **10-3C-4 Street Trees -** sets standards for and requires planting of trees along all streets for shading, comfort, and aesthetic purposes.

D. **10-3C-5 Fences and Walls -** sets standards for new fences and walls, including maximum allowable height and materials, to promote security, personal safety, privacy, and aesthetics. (Note that other fence and wall standards may be provided in Chapter 2 - Zoning Districts, for specific types of development.)

10-3C-2 Landscape Conservation

A. Applicability. All development sites containing Significant Vegetation, as defined below, shall comply with the standards of this Section. The purpose of this Section is to incorporate significant native vegetation into the landscapes of development and protect vegetation associated with streams, wetlands and other protected natural resource and critical areas. The use of mature, native vegetation within developments is a preferred alternative to removal of vegetation and re-planting. Mature landscaping provides summer shade and wind breaks, and allows for water conservation due to larger plants having established root systems.

B. Significant Vegetation.

1. Significant Trees and Shrubs - All trees within the public right of way with a trunk diameter of ~~12~~ six (6) inches or greater, as measured 4 feet above the ground (DBH), ~~and all plants within the drip line of such trees and shrubs, shall be protected, if practical and as applicable~~that are deemed healthy and non-invasive shall be preserved, unless they fall within a planned new driveway, are in conflict with other required infrastructure, or as based upon other compelling circumstances, with the concurrence of the Zoning Administrator, or his/her designee.. Additionally, individual trees and shrubs with a trunk diameter of ~~12~~ six (6) inches or greater ~~should~~ shall be ~~protected, if practica~~conserved, unless they fall within the proposed building footprint or parking, or are in conflict with other required on-site infrastructure.~~I.~~ Other trees may be deemed significant, when nominated by the property owner or City staff and designated by the City Council as "Heritage Trees" (i.e., by virtue of site, rarity, historical significance, etc.)
2. Natural Resource / Critical Areas - Trees and shrubs on sites that have been designated as "Critical Areas" or natural resource areas, in accordance with Chapter 6 (e.g., due to slope, natural resource areas, wildlife habitat, etc.) shall be protected.
3. Exception - Protection shall not be required for plants listed as non-native, Class A weeds by the Spokane County Noxious Weed Control Board or ~~for~~ non-native invasive plants.

C. Mapping and Protection Required. All significant trees within the right of way and all Heritage Trees shall be mapped individually and identified by species and size (diameter at 4 feet above grade, or "DBH"). A "protection" area shall be defined around the edge of all branches (drip-line) of each tree (drip lines may overlap between trees). The City also may require an inventory, survey, or assessment prepared by a qualified professional when necessary to determine vegetation boundaries, building setbacks, and other protection or mitigation requirements. Other significant vegetation should be identified as existing vegetation on required landscape plans with their size and species, if the trees will be preserved as a portion of the required landscaping.

D. Protection Standards. All of the following protection standards shall apply to significant vegetation identified in B above, other vegetation should comply whenever practical:

1. Protection of Significant Vegetation - Significant vegetation shall be retained whenever practical, as determined by the City. Preservation may become impractical when it would prevent reasonable development of public streets, utilities, or land uses permitted by the applicable zoning district and relocation of the vegetation or replacement with equivalent vegetation with the closest DBH for trees or commercially available nursery size available in the Spokane/ Coeur d'Alene metro region shall be required within the development or if not possible, then relocated or replaced within another area in the City.

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2. Protection of Natural Resource / Critical Areas - Natural Resource / Critical Areas shall be protected in conformance with the provisions of Chapter 6.
3. Conservation Easements and Dedications - When necessary to implement the Comprehensive Plan, the City may require dedication of land or recordation of a conservation easement to protect specific areas, including groves of significant trees or Heritage Trees.

E. Construction. All areas of significant vegetation shall be protected prior to, during, and after construction. Grading and operation of vehicles and heavy equipment is prohibited within significant vegetation areas, except as approved by the City for installation of utilities or streets. Such approval shall only be granted after finding that there is no other reasonable alternative to avoid the protected area, and any required mitigation is provided in conformance with Chapter 6 and Subsection D above.

F. Exemptions. The protection standards in "D" above shall not apply in the following situations:

1. Dead, Diseased, and/or Hazardous Vegetation - Vegetation that is dead or diseased, or poses a hazard to personal safety, property, or the health of other trees, may be removed. Prior to tree removal, the applicant shall provide a report from a certified arborist or other qualified professional to determine whether the subject tree is diseased or poses a hazard, and any possible treatment to avoid removal, except as provided by subsection 2, below.

2. Emergencies - Significant vegetation may be removed in the event of an emergency when the vegetation poses an immediate threat to life or safety, as determined by the Zoning Administrator. The Zoning Administrator shall prepare a notice or letter of decision within 15 days of the tree(s) being removed. The decision letter or notice shall explain the nature of the emergency and be on file and available for public review at City Hall.

10-3C-3 New Landscaping

A. Applicability. ~~All land uses shall comply with the requirements of this section, except temporary uses, single-family residential, and~~New landscaping requirements shall apply to the following uses:

1. Commercial and industrial buildings;
2. Multi-family buildings or complexes with 5 or more attached units;
3. Developments with three or more independent buildings on site;
4. As may be required by a condition of approval, or a conditional use permit;
5. Public buildings greater than 5,000 sq. ft.

~~other~~ Other uses not subject to ~~Site Design Review as outlined in Article 10-4C~~ to new landscaping requirements, as detailed above, ~~which must only comply~~ are, however, subject to ~~with~~ the requirements for the preservation of significant vegetation and landscape conservation

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identified in Section 10-3C-2 above.

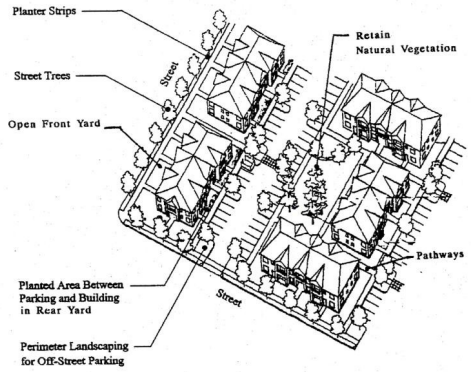
~~A.~~B. Landscaping Plan Required. A landscape plan is required and shall be submitted and reviewed prior to any permit issuance or development approval. All landscape plans shall conform to the requirements in Section 10-4C-3. ~~The~~ For projects requiring 11 parking spaces or more, the landscape plan shall be prepared or approved by a licensed landscape architect with the landscape architect's stamp on the plans.

~~B.~~C. Bonding and Assurances. Prior to the issuance of any occupancy permits for a project, the project shall either install the required landscaping in accordance with the approved landscape plan or obtain bonding or other assurances as established in Section 10-4C-5, subsection D. In the event a bond or other assurance is needed, a temporary certificate of occupancy (TCO) may be issued for a ~~six-month~~ period of up to 12 months, to complete the installation of the landscaping. In the case of a phased construction, the TCO may be extending once, for a period of up to 12 months. If the installation of the landscaping is not completed ~~within the six-month period~~prior to the expiration of the TCO, the ~~security~~ bond/ assurance may be used by the City to complete the installation.

~~C.~~D. Landscape Area Requirements. The landscaping requirements are minimums; higher standards can be substituted as long as all fence or vegetation height limitations are met and vision clearance areas (Section 10-3B-2, subsection N) are maintained. Crime prevention and safety should be remembered when exceeding the landscaping standards (height and amount of vegetation may be an issue). The following are minimum percentages of required site landscaping based on types of development (the requirements in E-G below may require exceeding the percentages below). If after meeting the requirements in E-G below, the required minimum percentage has not been achieved, additional landscaping shall be added on the site around the buildings, in the parking areas, around the perimeter, etc. in order to meet the required minimum percentages below (percentage of the site that is required to be landscaped):

1. Multi-Family Residential (and other applicable residential projects in all zones) - 20%
2. Commercial, Industrial, and Other Non-Residential (C-1, C-2, I, & P Zones) - 10%
3. Commercial, Industrial, and Other Non-Residential (M-1, M-2, M-3, & O Zones) - 15%
4. Government / Civic (all zones) - 20%

Commented [LK4]: This section needs to be evaluated to determine if the percentages are necessary, once we have agreed upon the new landscaping standards. Currently, these percentages serve no purpose, as the landscaping requirements consistently exceed these percentages…



Multi-Family Landscape Example

E. Interior Parking Area Landscaping. Interior parking area landscaping shall contribute to the total site area requirements in D above.

1. The interior of all parking areas shall contain landscape islands and peninsulas located in such a manner as to:

    a. Divide and break up large expanses of paving.

    b. Guide traffic flow and direction.

    c. Promote pedestrian and vehicular safety.

    d. Preserve existing trees and vegetation.

   Interior landscaping shall consist of an evenly distributed mix of shade trees with shrubs. "Evenly distributed" means that the trees are distributed around the parking lot perimeter and between parking spaces to provide a partial canopy.

2. Landscape islands shall be installed to break up the parking area into rows of not more than 20 contiguous parking spaces or 10 spaces in one row.

    a. Each end of each row of parking spaces shall require a landscape island unless the end of such row of parking spaces is adjacent to a perimeter landscape.

    b. The minimum width for a landscape island that is parallel to a parking space shall be equivalent to the area of one parking space (e.g. 90 degree stalls are required to be a minimum of 9' x 18', therefore the landscape island shall be at least 9' x 18'). Each landscape island or peninsula shall contain a minimum of one (1) shade tree and a combination of five (5) deciduous and evergreen shrubs or groundcover.

3. Each row of parking spaces shall be separated from one another by a six (6) foot landscape island that extends the entire length of the row of parking spaces. Such landscape island shall contain two (2) shade trees and ten (10) shrubs distributed per 45 linear feet. Additionally, six (6) foot wide pedestrian walkways, running parallel or perpendicular to the landscape islands shall be provided for convenient pedestrian access to the building entry(s) and throughout the parking lot. Within the I (Light Industrial) Zone, the parking row landscape island / walkway requirements will not be required within internal parking lots in order to prevent interference with truck maneuverability or other factors; provided the requirements of 10- 3C-3(E)(4) below are met.

4. In accordance with City Development Code Section 10-1B-8, Alternative Methods of Compliance, the City may approve alternatives to the interior parking area landscape requirements for individual properties within the I (Light Industrial) and C-2 (Freeway Commercial) Zones, if the consistency and other standards of Section 10-1B-8 are met and:

    a. the landscaping within the parking area (excluding commercial loading and truck maneuvering areas) is at least equal to the minimum area requirements of 10-

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~~3C-3(D) above~~

~~b. no landscape islands or peninsulas are less than 100 square feet in area~~

~~c. no parking stall is located more than 50 feet from a shade tree, unless the site contains a large-scale building or development (buildings with greater than 20,000 square feet of enclosed ground floor space or multiple buildings with a combined enclosed ground floor space greater than 40,000 square feet - see Section 10-2J- 10(C)(2)), than no parking stall shall be located more than 100 feet from a shade tree~~

~~d. shade trees are located at the end of parking rows, or between parking stalls, or between stalls and the property line.~~

~~e. the parking lot landscaping is re-located within the site to comply with Section 10-3C-1 Purpose, above.~~

~~F. Perimeter Landscaping. Perimeter landscaping shall contribute to the total site area requirements in D above. The landscape screening shall provide breaks, as necessary, to allow for access to the site and sidewalk by pedestrians via pathways.~~

~~1. Perimeters Adjacent to Public Rights-of-way.~~

~~a. Parking areas and drives or other vehicular areas that extend to within 50 feet of a public right-of-way shall provide a landscape screen between the parking area, drive, or other vehicular area and the right-of-way.~~

~~b. The landscape screen shall be a minimum of ten (10') feet in width and shall contain a minimum of one (1) shade tree and ten (10) shrubs distributed per 25 linear feet of street frontage or 1 evergreen tree and 5 shrubs distributed per 25 linear feet of street frontage.~~

~~2. Perimeters Not Adjacent to Public Rights-of-way.~~

~~In addition to F-1 above, the remaining perimeter of any parking areas, drives, or other vehicular areas shall be surrounded by a continuous five (5') foot landscape border minimum. Such landscape border shall be required between any paved area and any property line, yard, or required yard. The landscape border may be interrupted for ingress and egress to structures and adjoining lots. When a shared driveway will be located at the property line, the perimeter landscaping can be located at the sides of the driveway or as a landscaped median, as applicable. The landscaped border shall consist of at least one (1) shade tree or one (1) ornamental tree and ten shrubs distributed per 25 linear feet of perimeter or 1 evergreen tree and 5 shrubs distributed per 25 linear feet of perimeter, unless existing landscaping on abutting properties prohibits planting to the required quantities, as determined by the Zoning Administrator or designee. If approved~~

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~~by the City, landscape berms may be utilized in place of the shrub requirements. In accordance with City Development Code Section 10-1B-8, Alternative Methods of Compliance, the City may approve alternatives to the landscaping requirements for perimeters not adjacent to public rights-of-way for individual properties within the I (Light Industrial) and C-2 (Freeway Commercial) Zones, if the consistency and other standards of Section 10-1B-8 are met.~~

~~3. Perimeters of Structures. The border between any structure and parking area, drive, or other vehicular area shall be at least five (5') foot wide and consist of a minimum of ten (10) shrubs distributed per 25 linear feet, unless a sidewalk / pedestrian path is provided along the building or where vehicle access is provided to the building. The sidewalks / pedestrian paths located at the main building entrance shall be incorporated with plants.~~

~~4. Perimeters Adjacent to Interstate 90. Any perimeter adjacent to Interstate 90 shall provide at least a fifteen (15') wide landscape border containing at least one (1) tree and ten (10) shrubs which are a 50/50 mix of evergreen and deciduous plantings distributed per 25 linear feet.~~

~~5. Minimum Buffer Zones. Whenever a 20 foot minimum buffer zone is required for a specific use or for uses within the C-1, C-2, I, P, and O Zones that are adjacent to any Residential Zone, as outlined in Chapter 2, the buffer zone shall be as follows:~~

~~a. A minimum width of twenty (20) feet.~~

~~a. The buffer shall contain at least one (1) evergreen tree and ten (10) shrubs which are predominantly evergreen, but may include some deciduous shrubs, distributed per 25 linear feet~~

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E. The following table establishes the standards for the different types of required landscape buffers:

DRAFT Standards for Landscape Buffers				
	Type I -Visual Screen	**Type II - Visual Relief Buffer**	**Type III -See Through Buffer**	**Type IV - Aesthetic Separation**
Purpose	Dense, year-round screen between incompatible uses & zones to create a noise and sight obscuring barrier	Type II Landscaping is intended to create a year-round visual separation between incongruous land uses and zone designations	Type III landscaping is intended to provide street frontage aesthetics, along with visual relief and canopy opportunities along the perimeter of parking lots	Type IV landscaping is intended to provide an aesthetic buffer to create a separation to soften the appearance of building elevations adjacent to driveways, parking areas, etc
Width	20 ft.	15 ft.	6 ft	5 ft.
Required Trees	Evergreen trees planted in staggered rows at intervals of no greater than 35 feet on center to create a continuous screen within 3 years of planting	Class I = 1/180 sf Class II = 1/240 sf Class III =1/400 sf Maximum deciduous = 50% Or what % canopy?	Class I = 1/180 sf Class II = 1/240 sf Class III =1/400 sf Or what % canopy?	Ornamental trees are optional
Required Shrubs	Evergreen shrubs, 1/25 sf Or what % coverage?	1/25 sf Or what % coverage?	1/25 sf Or what % coverage?	1/25 sf Or what % coverage?
Ground Cover	100% coverage with drought-resistant plants & grasses, vegetative or non-vegetative ground coverage around required shrubs & trees	100% coverage with drought-resistant plants & grasses, vegetative or non-vegetative ground coverage around required shrubs & trees	100% coverage with drought-resistant plants & grasses, vegetative or non-vegetative ground coverage around required shrubs & trees	100% coverage with drought-resistant plants & grasses, vegetative or non-vegetative ground coverage around required shrubs & trees

Commented [LK5]: Is this the number?

Commented [LK6]: Based upon current standards for street trees

Commented [LK7]: Based on current standard in 10 ft. planting strip. Also consistent with standard for a number of other jurisdictions

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Alternates:	Type I -Visual Screen	Type II - Visual Relief Buffer	Type III -See Through Buffer	Type IV - Aesthetic Separation
Incentives for drought-resistent landscaping	-	Required trees and shrubs may be reduced by 30% when drought-tolerant trees and shrubs are used. Installation of required irrigation system may be waived if the developer can demonstrate an acceptable plan for irrigation during the period of plant establishment.	Required trees and shrubs may be reduced by 30% when drought-tolerant trees and shrubs are used. Installation of required irrigation system may be waived if the developer can demonstrate an acceptable plan for irrigation during the period of plant establishment.	Rocks and hardscape can be installed in lieu of 50% of required planting area
Fence	Planting width can be reduced by 10 ft in combination with a minimum 6 ft solid fence or wall	Planting strip width can be reduced to 6 ft in combination with a minimum 6 ft solid fence or wall	-	-
Berm	Width may reduced by incorporation of a berm for planting, with reduction of 1 foot of width for every 1 feet of vertical berm, up to a maximum reduction of 10 feet (cannot be done in combination with fence alternate)	-	-	-

Commented [LK8]: Does this make sense?

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Exceptions:	Type I -Visual Screen	Type II - Visual Relief Buffer	Type III -See Through Buffer	Type IV - Aesthetic Separation
-	-	-	Not required if planting strip installed on adjacent property, provided adequate parking lot tree tree canopy is provided by other means	-
-	-	-	Tree placement near any street corner, cross walk, or intersection shall be in conformance with the City's clear view triangle standard	-
-	-	-	Trees must be set back a minimum of 15 feet from edge of sidewalk	-
-	-	-	Landscaping between shared parking areas is not required, provided adequate tree canopy is provided through other means	Sidewalk or pedestrian path can be installed in lieu of planting strip
-	-	-	-	-
-	Administrative variances may be granted to the above requirements based upon topographic challenges and/or other naturally occurring site limitations.			

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F. The following table sets forth the required landscape buffers associated with specific zoning/land use adjacencies:

Required Zone/Use Landscape Buffers		
Zoning/Use of the Site	**Adjacent Zoning or Adjacent Use[1]**	**Landscape Buffering Requirement**
Mixed Use Zones (M-1, M-2, M-3, RD-M)/ all non-residential uses	Residential Zone or Use	Type II
C-1, C-2, RD-C/All uses	Residential Zone or Use	Type II
I/All Uses	Residential Zone or Use	Type I
I/All Uses	Mixed Use, P or O Zones	Type II

[1]Whichever is least intensive

G. The following table establishes landscaping requirements for required for all developments identified in paragraph A of this section:

Landscaping Requirements	
Location	**Landscape Type**
I-90 Frontage	Type II
Street Frontage	Type III
Parking Lot Perimeter[1]	Type III
Interior Park Lot[2]	As per Paragraph H
Building Perimeter	Type IV

[1]Not required if perimeter landscaping is established on adjacent lot.
[2]Done in combination with Interior Parking Lot Landscaping requirements

H. Interior Parking Lot Landscaping: Interior parking lot landscaping is required to supplement the perimeter parking lot landscaping in order to meet the following standards:

1. No parking stall is located more than 50 feet from a shade tree, unless the site contains a large-scale building or development (buildings with greater than 20,000 square feet of enclosed ground floor space or multiple buildings with a combined enclosed ground floor space greater than 40,000 square feet (as per Section 10-2J- 10(C)(2))), then no parking stall shall be located more than 100 feet from a shade tree. Street trees and trees located on adjacent properties can be included for the purpose of this calculation, if they are in close enough proximity to the parking.

2. Required shade trees shall be located in landscape islands of not less than 100 sq. ft. in area.

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3. In addition to shade trees, landscape islands shall contain vegetative or non-vegetative ground cover. Shrubs are optional.

4. Parking, loading, storage and/or display areas for tractor/trailers, buses, recreational vehicles, heavy equipment, and similar uses are exempt from interior parking lot landscaping requirements, provided that an equivalent number of trees as would otherwise be required are planted elsewhere on the site, in addition to other required landscaping.

Commented [LK9]: Do you agree with this approach?

Commented [LK10]: Do we need this requirement?

~~D.~~I. Screening of Mechanical Equipment, Outdoor Storage, and Loading Areas. All mechanical equipment, outdoor storage and manufacturing areas, and loading, service, and delivery areas, shall be screened from view from all public streets and any Residential Zones. Screening shall be provided by one or more the following (minimum of 6 feet tall):

1. Decorative wall (i.e., masonry or similar quality material),
2. Evergreen hedge,
3. Sight-obscuring fence, or
4. Similar feature that provides a non-see through barrier.
5. Walls, fences, and hedges shall comply with the vision clearance requirements (Section 10-3B- 2, subsection N) and provide for pedestrian circulation, in accordance with Article 10-3B - Access and Circulation. (See Section 10-3C-5 for standards related to fences and walls.)

J. Refuse Enclosures. Trash dumpsters or compactors that are required by this Code shall be enclosed by a refuse enclosure consisting of a six (6) foot tall decorative wall or solid fence with fully sight obscuring access gates.

K. Landscape Materials. Landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, and outdoor hardscape features, as described below:

~~1. Natural Vegetation. Natural vegetation shall be preserved or planted where practical and may contribute to the required landscaping.~~

Commented [LK11]: Not needed. Already addressed in table.

~~2.~~1. Significant Vegetation. Significant vegetation preserved in accordance with Section 10- 3C-2 above shall be credited toward meeting the minimum landscape area standards. Credit shall be granted on a per square foot basis. The Street Tree standards of Section 10-3C-4 below may be waived when trees preserved within the front yard provide the same or better shading and visual quality as would otherwise be provided by street trees.

~~3.~~2. Plant Selection. A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used for all planted areas, unless otherwise specified above. The selection plantings shall be based on local climate, exposure, water availability, and drainage conditions, and non-native, invasive plants shall be prohibited. As necessary, soils shall be amended to allow for healthy plant growth.

a. Minimum Deciduous Tree Size.

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Deciduous trees shall have a caliper size of ~~2~~ -1 3/4 inches or greater, or be at least 10 feet tall at time of planting.

b. Minimum Evergreen Tree Size.

Evergreen trees shall be at least 6 feet tall at time of planting and have a low-branching habit with dense foliage.

c. Minimum Shrub Size.

Shrubs or perennials shall be planted from 2 gallon containers or larger, and be at least 12" tall at time of planting. Perennials may be planted from 1 gallon containers if 2 gallon are not available.

4. Hardscape features (i.e., patios, decks, plazas, etc.) may cover up to 10 percent of the required site landscape area; except in the Mixed Use Zones, where hardscape features may cover up to 20 percent of the required site landscape area (e.g. on a five acre site in the M-2 zone, 15% of the site or 32,670 sq. feet, is required to be landscaped, of that 32,670 sq. feet, 6534 sq. feet may be covered by hardscape features), or as otherwise provided in this section. Swimming pools, sports courts and similar active recreation facilities may not be counted toward fulfilling the landscape requirement.

5. Plant & Non-plant Ground Covers. ~~Plant~~ Drought-resistant plant groundcovers and bark mulch, chips, aggregate, or other non-plant ground covers are encouraged to be used around trees and shrubs in landscaped areas.

6. Storm Water Facilities. Storm water facilities (e.g., detention/retention ponds and swales) should be landscaped ~~with water tolerant, native plants~~as per Regional Stormwater Manual specifications.

L. Protective Curbing. All landscaped areas shall be protected from vehicle damage by a six (6) inch high protective concrete curbing, consistent with drainage requirements. Rolled curbs are an acceptable alternative. Raised curbs, bollards, wheel stops, or other design features shall be used to protect buildings from being damaged by vehicles.

M. Maintenance and Irrigation. ~~The use of drought-tolerant plant species is encouraged, and xeriscaping may be required when irrigation is not available.~~

a. An automatic Irrigation system shall be required.

i. Irrigation plans prepared by a landscape or irrigation design professional shall be provided as part of all required landscape plans.

ii. Required irrigation systems shall include a timer.

iii. ~~provided for plants that are not drought-tolerant and the use of drip irrigation and moisture sensing timers is encouraged~~. Drip watering irrigation on a separate timer shall be provided for all required trees to promote deep root systems.

iv. Low flow sprinkler heads meeting the following standards shall be incorporated into all required the irrigation system:

1. XXXXXXX
2. XXXXXXX

b. Exceptions to irrigation system requirements may be waived for xeriscaping and drought-tolerant plantings, provided a plan is in place to provide for irrigation during the period required for the plantings to become established.

c. ~~Landscaping shall comply with City Water Conservation Ordinances, as adopted or~~

Commented [LK12]: Does this section need to be updated?

Commented [LK13]: This would be deleted if paragraph D goes away

Commented [LK14]: Incentives have been addressed in Landscape Table re reduced density for drought-resistant plants

Commented [LK15]: Need to identify sprinkler head standard.

amended. If the plantings fail to survive, the property owner shall replace them with an equivalent specimen of the same size (i.e., evergreen shrub replaces evergreen shrub, deciduous tree replaces deciduous tree, etc.).

a. d. All other landscape features required by this Code shall be maintained in good condition, or otherwise replaced by the owner.

M. N. Additional Requirements.

1. Additional buffering and screening may be required for specific land uses, as identified by Chapter 2, and the City may require additional landscaping through Conditional Use Permit process (Article 10-4H).

2. Reclaimed water use in landscape areas is required when available.

2. Landscape design should shall take into account the integration of required trees and shrubs with required exterior lighting, and should coordinate signage with landscape plans.

a. A separation distance of 10 feet must be maintained between light poles and trees.

a. b. , as well as Owners shall coordinate the location of planned or potential future wall, monument, and freestanding signage with landscape plans as part of the site plan review process. For the purpose of this requirement, potential future signage should be based upon allowable signage as per City Development Code 10-3E, if specific sign plans are not yet available.

3. In accordance with City Development Code Section 10-1B-8, Alternative Methods of Compliance, the City may approve alternatives to the landscape requirements, if the consistency and other standards of Section 10-1B-8 are met.

M. Shopping Cart Storage & Return Stations.

When a business utilizes shopping carts, adequate close-by shopping cart return stations to temporarily house returned shopping carts shall be provided throughout the parking lots. All shopping carts shall be effectively contained or controlled within the boundaries of store premises, which refers to the lot area, maintained, managed and/or utilized by the business, that may include the building, parking lot and adjacent walkways, and where the business's shopping carts are permitted. Exterior shopping cart storage areas are not permitted and carts must be permanently stored inside the building. The following standards apply to exterior shopping cart return stations:

1. Shopping cart return stations shall be identified on the site plan and the locations shall be approved by the City;

2. Shopping cart return stations shall incorporate landscaping, architectural features, or similar design elements to draw attention to and lessen the impact of stand-alone features within parking areas (see integrated curb example below);

3. Storage or temporary storage of shopping carts shall not be allowed on walkways outside of buildings at any time; and

4. The applicant shall submit a working plan for the collection of shopping carts from the parking lot.

Commented [LK16]: Not development regulations.

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10-3C-4 Street Trees

Street trees shall be planted for all developments that are subject to Land Division or Site Design Review. Requirements for street tree planting strips are provided in Section 10-3G-2 - Transportation Improvements. Planting of unimproved streets shall be deferred until the construction of curbs and sidewalks. Street trees shall conform to the following standards and guidelines:

A. Landscaping Plan Required. A landscape plan is required and shall be submitted and approved by the City prior to any permit issuance or development approval. All landscape plans shall conform to the requirements in Section 10-4C-3, and shall indicate the anticipated height and width of each tree species proposed at maturity. The landscape plan shall be prepared or approved by a licensed landscape architect with the landscape architect's stamp on the plans.

B. Acceptable Street Trees. Acceptable street trees shall be considered any species of tree determined or approved by city staff for planting on rights-of-way and other public lands. The following sections C – F contain guidance for selecting species of trees proposed for planting on rights-of-way and other public lands. All individual specimens to be planted must meet industry-accepted standards of quality established within the American National Standards Institute's *"Z60.1 American Standards for Nursery Stock"* as published by AmericanHort.

C. Growth Characteristics. Trees shall be selected based on the compatibility of their growth characteristics with site conditions, including but not limited to: available space for trees to grow above and below ground; required clearances for traffic, visibility and other infrastructure; soil conditions; and, exposure. The following should guide tree selection:

1. Provide a broad canopy where shade is desired.

2. Use low-growing trees for spaces under utility wires.

3. Select trees which can be "limbed-up" as the tree grows to accommodate vision clearance requirements.

4. Use narrow or "columnar" or other similar trees with narrow or upright growth forms, where awnings or other building features may limit growth, or where greater visibility is desired between buildings and the street.

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5. Use species with similar characteristics on the same block for design continuity.

6. Avoid using trees that are susceptible to insect damage, and avoid using trees that produce excessive seeds or fruit.

7. Select trees that are well-adapted to the environment, including soil, wind, sun exposure, deicing chemicals, and exhaust. Drought-resistant trees should be used in areas with sandy or rocky soil.

8. Use deciduous trees for summer shade and winter sun.

D. Size at Planting. The minimum caliper size at planting shall be 1 ¾ inches.

E. Size at Maturity. The following size classes which categorize tree species' size at maturity are set forth as follows, and are referenced throughout other provisions of this section. [See Paragraph H of this Section for a list of acceptable street tree species.]

1. Class I Trees (Small Trees) are 20'-30' tall at maturity. Examples include but are not limited to:

   Crataegus x lavallei - Lavalle Hawthorne

   Maackia amurensis - Amur Maackia

   Malus x 'Spring Snow' – Spring Snow Crabapple (fruitless)

   Parrotia persica - Persian Parrotia

2. Class II Trees (Medium Trees) are 30'-50' tall at maturity. Examples include but are not limited to:

   Acer campestre - Hedge Maple

   Gleditsia triacanthos 'Skycole' - Skyline Thornless Honeylocust

   Tilia americana 'Redmond' – Redmond Linden

   Tilia tomentosa 'Sterling' – Sterling Silver Linden

3. Class III Trees (Large Trees) are in excess of 50' tall at maturity. Examples include but are not limited to:

   Acer x freemanii 'Autumn Blaze' - Autumn Blaze Maple

   Acer saccharum spp. - Sugar Maple Varieties

   Ginkgo biloba - Maidenhair Tree

   Liriodendron tulipifera - Tulip Tree

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F. Spacing and Location. Street trees shall be planted within existing and proposed planting strips, and in sidewalk tree wells on streets without planting strips. The use of grass in sidewalk tree wells is discouraged and if necessary, shall only be utilized in a manner approved by the City. Street tree spacing shall be based upon the type of tree(s) selected and the canopy size at maturity.

1. Spacing. The spacing of Street Trees should be based upon the size of the tree selected and the canopy size at maturity, in accordance with the three species classes listed below:

    a. Class I Trees (Small Trees): 15 - 30 feet

    b. Class II Trees (Medium Trees): 30 - 40 feet

    c. Class III Trees (Large Trees): 40 - 50 feet

    d. Exceptions - special plantings designed or approved by a landscape professional or certified arborist.

2. Distance from Curb and Sidewalk. The distance trees may be planted from curbs or curblines and sidewalks will be in accordance with the three size classes listed in paragraph F (above), and no trees may be planted closer to any curb or sidewalk than the following, except in the case of existing plantings:

    a. Class I Trees (Small Trees) and Class II (Medium Trees) - three feet (minimum planting strip width of six feet)

    b. Class III Trees (Large Trees) - four feet (minimum planting strip width of eight feet)

    c. For existing planting strips less than 6 feet in width, only Class I Trees will be permitted, for replanting purposes.

    The City may require increased distances from curbs and/or sidewalks on Arterial and Collector streets to accommodate snow removal, vertical clearances, and visibility at intersections.

3. Separation Distances from Other Infrastructure Fixtures. No street tree shall be planted closer than the following separation distances, unless a design deviation has been granted by the City:

    a. Tree placement near any street corner, cross walk, or intersection shall be in conformance with the City's clear view triangle standard;

    b. 15 feet from the edge of any commercial driveway;

    c. 15 feet from any street light luminaire;

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d. 7 feet from any fire hydrant;

e. 15 feet from any utility poles;

f. For trees NOT included on the Avista approved list of powerline compatible trees, a minimum of 15 lateral feet from any overhead utility line (greater separation distance may be required as based on the tree class, and anticipated size and shape of the tree canopy at maturity);

g. 5 feet from any curb cut for drainage; and,

h. 10 feet from any dry well.

A. Planting Standards. Street trees shall be planted in accordance with City of Liberty Lake Engineering Design Standards, Section 3.3(K)(3), Planting Standards.

H. Soil Preparation, Planting, and Care. The developer or abutting property owner, as applicable, shall be responsible for ensuring the planting of street trees, including soil preparation, ground cover material, staking, and temporary irrigation for two years after planting. The developer or abutting property owner, as applicable, shall also be responsible for ensuring the tree care (pruning, irrigating, fertilization, and replacement as necessary). Note: if at any time a street tree is substantially damaged by a vehicle or other means, it shall be the responsibility of the person causing the damage to replace the tree with one of similar species and size. Contact the City of Liberty Lake for additional information on street tree planting, pruning, and replacement.

I. Assurances. The City may require the developer to obtain bonding or other assurances as established in Section 10-4C-5, subsection D to ensure the planting of the tree(s) and care during the first two years after planting.

J. Street Tree List. The City of Liberty Lake is a Tree City USA and the program emphasizes native species and encourages species diversity. The City maintains a non-exhaustive list of approved Street Tree species for the City of Liberty Lake, Washington. Other trees, with characteristics similar to the above listed trees, and consistent with paragraph C of this section, may be used with prior approval from City staff.

10-3C-5 Fences and Walls

The following standards shall apply to all fences and walls:

A. General Requirements. All fences and walls shall comply with the standards of this Section. The City may require installation of walls and/or fences as a condition of development approval, in accordance with Article 10-4H - Conditional Use Permits or Article 10-4C - Site Design Review. Walls built for required landscape buffers or as enclosures shall comply with Section 10-3C-3 subsections G and H.

B. Dimensions.

1. The maximum allowable height of residential fences and walls is 6 feet, as measured

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from the lowest grade at the base of the wall or fence, except that retaining walls and terraced walls may exceed 6 feet when permitted as part of a site development approval, or as necessary to construct streets and sidewalks. A building permit is required for fences and walls exceeding 6 feet in height, in conformance with the Building Code, as well as retaining walls exceeding 4 feet in height.

2. The height of fences and walls within a front yard shall not exceed 4 feet (except decorative arbors, gates, etc.), as measured from the grade closest to the street right-of-way. Sight-obscuring fences shall not exceed 3 feet in height.
3. Walls and fences to be built for required buffers shall comply with Section 10-3C-3 subsection G.
4. Fences and walls shall comply with the vision clearance standards of Section 10-3B-2, subsection N.

C. Materials. The following fencing materials shall be prohibited within the City:

1. Barb wire or razor wire (prohibited in all Zones)
2. Chain link (prohibited in Residential Zones)

D. Maintenance. For safety and for compliance with the purpose of this article, walls and fences required as a condition of development approval shall be maintained in good condition, or otherwise replaced by the owner.

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Summary of Current City Development Code						
TYPE	**I-90**	**Zone/Use Buffer**	**Perimeter, Adjacent to ROW**	**Perimeters Adjacent to Other Parking/Driving Areas**	**Perimeters of Structures**	**Interior Islands**
WIDTH	15 ft	20 ft	10 ft	5 ft	5 ft	9' x 18' per 10 parking spaces
REQUIRED TREES	1 /25 lineal ft	1 / 25 lineal ft	1 /25 lineal ft.	1 /25 lineal ft.	n/a	1
REQUIRED SHRUBS	10 / 25 lineal ft	10 / 25 lineal ft	10/25 lineal ft. (deciduous tree); or 5/25 lineal ft (evergreen tree)	10/25 lineal ft. (deciduous tree); or 5/25 lineal ft (evergreen tree)	10/ 25 lineal ft	5 per island
Trees per Sq. Ft.	1 /375 sf	1 / 500 sf	1/250 sf	1/ 125 sf		1/162 sq. ft.
Shrubs per Sq. Ft.	1 / 37.5 sf	1 / 50 sf	1/ 25 sf or 1/50 sf (evergreen)	1/12.5 sf or 1/ 25 sq ft (evergreen)	1/1.25 lineal ft	1/ 32 sq. ft
Notes:	50% evergreen/deciduous	evergreen tree, primarily evergreen shrubs			Sidewalk allowed in lieu of planting	10% of parking lot for just interior islands; minimum island = 162 sq. ft.