



DEVELOPMENT SERVICES CENTER
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LETTER OF APPROVAL

January 17, 2020

Asher Ernst
213 S Chestnut St
Spokane, WA 99201

RE: Preliminary "Adams" City Short Plat File #Z19-493PSP

The Planning and Development Director, after reviewing the proposed Preliminary Short Plat and comments from interested departments, agencies, and individuals, makes the following findings pursuant to State Platting Laws:

1. THAT the proposed preliminary "Adams" Short Plat File #Z19-493PSP is a preliminary plat proposal of one parcel into two lots, located at parcel number 35192.4901;
2. THAT the proposed preliminary "Adams" Short Plat is allowed under the provisions of Title 17 of the Spokane Municipal Code (SMC), and is consistent with the comprehensive plan designation and goals, objectives and policies for the subject property;
3. THAT the proposed preliminary "Adams" Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City's Comprehensive Plan;
4. THAT eight written public comments were received on the proposal, against the proposed development that is planned on the two lots;
5. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
6. THAT there is no evidence that the subject property is unsuitable for the proposed use and site plan considering the physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historical, or cultural features;
7. THAT the two lot short plat, if approved with appropriate conditions, will not have a significant adverse impact on the environment;
8. THAT appropriate provisions (when all of the conditions of approval of the Preliminary Short Plat have been incorporated into the Final City Short Plat) have been made for the public health, safety and general welfare for community facilities, open spaces, drainage ways, public access, streets, alleys, and other public ways, for water supplies, waste disposal and utilities, for parks, playgrounds, sites for schools and school grounds and for the physical characteristics of the proposed Short Plat, and that the public use and intent will be served by the proposed platting;

Therefore, the Planning and Development Director APPROVES the Preliminary "Adams" Short Plat on January 17, 2020 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be "Adams" Residential City Short Plat, being a portion

of the Southeast Quarter Section 19, Township 25 North, Range 43 East, W.M., City of Spokane, Spokane County, Washington.

1. **Note:** A file number will be assigned at time of final plat application;
2. If access is proposed onto the alley it will need to be paved. A Civil Engineer will need to design the alley improvements and work with the City to get the plans approved for construction.
3. On the Adams Street side of the plat there are existing brick gutters along the curb line. If disturbed, these brick gutters must be put back to their original condition with the same bricks that were removed.
4. The existing city sidewalks along the parcel frontages (6th Ave and Adams St.) must be repaired or replaced if broken, heaved, sunken, cracked, or missing. These sidewalks will be inspected prior to occupancy of any structure and must be repaired/replaced if they are in disarray at that time.
5. A Homeowners Association or other responsible entity must be established in order to maintain any shared utilities, driveways, or other shared facilities. The recording information regarding the establishment of the HOA must be referenced in the final plat dedication.
 - a. CC&R's must be created and reviewed by Developer Services prior to the final plat being finalized.
6. This project lies within the GFC waiver zone and no GFC charges will be assessed at the time of building permits.
7. The following statements must be in the final plat dedication:
 - a. Only City water and sanitary sewer systems shall serve the plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.
 - b. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sewer system complying with the requirements of the Planning & Development Department.
 - c. Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to and accepted by the Planning and Development Department prior to the issuance of any building and/or grading permits.
 - d. Slope easements for cut and fill, as deemed necessary by the Planning and Development Department in accordance with the City's Design Standards, are hereby granted to the City of Spokane for the construction and maintenance of public streets adjoining this plat.
 - e. All Stormwater and surface drainage generated on-site must be disposed of on-site in accordance with chapter 17D.060 SCM, Stormwater Facilities, the Spokane Regional Stormwater Manual, and City Design Standards. A surface drainage plan shall be prepared for each lot and shall be submitted to the City of Spokane Planning & Development Department for review and acceptance prior to the issuance of a building permit on said lot.
 - f. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.
 - g. All parking areas and driveways shall be hard surfaced.

This Preliminary Short Plat is exempt from the Washington State Environmental Policy Act (SEPA).

A Final City Short Plat shall be prepared by a registered Land Surveyor licensed by the State of Washington. Submission of a Final City Short Plat shall include; the filing fee, one (1) paper copy of the proposed Final City Short Plat, and one (1) plat certificate (Title Report) less than thirty days old.

The platlor is authorized for a period of five years from the Date of Approval of this Preliminary Short Plat to prepare and submit the Final "Adams" Pocket Residential City Short Plat to Planning & Development for their and other Departments' review and approval. All of the Conditions of Approval shall be incorporated into the proposed Final City Short Plat. A one-year extension may be granted if applied for in writing prior to the expiration date.

The platlor, or their agent, shall then, within thirty days of the signing of the Final Short Plat by the Planning Director, submit the following:

1. One (1) conformed mylar of the Final City Short Plat, which bears the Auditor's File Number and Recording Information, with the Planning & Development Director.
2. Nine (9) conformed paper copies of the Final City Short Plat, which bears the Auditor's File Number and Recording Information, with the Planning Director.

NOTICE OF RIGHT TO APPEAL

Appeals or requests for reconsideration of decisions by the Planning and Development Director are governed by Spokane Municipal Code 17G.060.210 - Appeals. Decisions of the Planning and Development Director regarding Type I or II applications are final unless appealed to the City of Spokane Hearing Examiner. All appeals must be filed with Planning and Development within fourteen (14) calendar days of the date of the decision. All requests for reconsideration must be filed with Planning and Development within seven (7) days of the date of the decision. The date of the decision is the 17th and January 2020. **THE LAST DAY TO APPEAL THIS DECISION IS THE 31st DAY OF JANUARY AT 5:00 P.M.** In addition to paying the appeal fee to appeal the decision, the ordinance requires payment of a transcript fee to the City of Spokane to cover the costs of preparing any required transcripts.

An appeal shall take the form of a written statement of the alleged reason(s) the decision was in error. An appeal application is not considered complete until the required appeal fees are paid. The appeal fee (\$250.00) must be paid in full at the time the appeal is made. The form for filing an appeal is available from Planning and Development.

Please contact Ali Brast (509) 625-6638 if you have further questions related to procedures or if you need further assistance.



Louis Meuler, Interim Planning Director
Office of Neighborhood and Planning Services

By: Ali Brast, Assistant Planner
Planning and Development

