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LETTER OF APPROVAL

June 13, 2018

Josh Taylor
4009 E 41st Ave
Spokane, WA 99223

RE: Preliminary "Lincoln Way" City Short Plat File #Z18-260PSP

The Planning 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 "Lincoln Way" Short Plat File #Z18-260PSP is a preliminary plat proposal of one parcel into nine lots, located at parcel number 34062.2201;
2. THAT the proposed preliminary "Lincoln Way" 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 "Lincoln Way" Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City's Comprehensive Plan;
4. THAT the proposed preliminary "Lincoln Way" Short Plat meets the transition requirements of 17C.110.200.C.1 which requires that if the existing average lot size of adjacent lots and lots across the right of way is greater than 7,200 square feet, then the lot size in the transition area can be no less than 7,200 square feet;
5. THAT public comments were received on the proposal expressing concern about the proposed lot size and consistency with the neighborhood, sloped hillsides, potentially unstable land and drainage;
6. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
7. 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;
8. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
9. 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 Director APPROVES the Preliminary "Lincoln Way" Short Plat on June 13, 2018 subject to compliance with the following conditions of approval: The name of the Final

City Short Plat shall be “Lincoln Way” Final City Short Plat, being a portion of the Southwest Quarter Section 06, Township 24 North, Range 43 East, W.M., City of Spokane, Spokane County, Washington.

1. **Note:** A file number will be assigned at time of application.
2. The legal description of the land being platted shall appear on the face of the Final City Short Plat;
3. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
4. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
5. Final city short plat “Lincoln Way” shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
6. Final city short plat shall include the datum plane as per Spokane Municipal Code 17G.080.040 (B) (2).
7. An address for the new lots will be required prior to the final plat.
8. Bearings and lengths are to be shown for all lines as per Spokane Municipal Code 17G.080.020 (H).
9. The setbacks will be required to be shown on the final plat. The standard setbacks are 15ft for the house, 20ft for the garage, 5ft on the side and 25ft from the rear property line;
10. Due to the ascending slope on these lots, a site-specific geotechnical report will be required for each lot at the time of building permit submittal;
11. Residences constructed on these lots will need to meet the fire code for site access and site fire flow. Fire apparatus are required to be able to get within 150ft of all points around the residence and site fire flow is determined on the construction type and total fire area of the building;
12. Include the following language in the dedicatory language of the final plat:
 - a. *Easements for “Dry” utilities (electric, gas, phone, fiber, cable TV) as shown on the herein described plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground facilities and the right to prohibit, trim and/or remove trees, bushes, landscaping, without compensation and to prohibit brick, rock or masonry structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same.*
 - b. *Storm drain dry wells and Water Meter boxes shall not be placed within the “Dry” easements; however, lateral crossings by storm drain, water and sewer lines are permitted.*
13. Because Lot 9 is directly across from Willapa Drive, it is recommended that Lot 8 and 9 have a shared driveway.
14. At the time of building permit, each lot must be connected to water and sewer via their own individual connection to the mains in Lincoln Way.
15. 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 water system complying with the requirements of the Engineering Services Department and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department.
 - c. Prior to the issuance of any building permits, the lots shall be served by hydrants and shall have appropriate access to streets as determined by the requirements of the City Fire Department and the Planning & Development Department.
 - d. All private improvements constructed within the boundaries of a PUD are required to be maintained by a homeowner's association or comparable entity established for this PUD.
 - e. 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.
 - f. 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.
 - g. Utility easements shown here on the described plat are hereby dedicated to the City and its permittees for the construction, reconstruction, maintenance and operation of utilities and cable television, together with the right to inspect said utilities and to trim and/or remove brush and trees which may interfere with the construction, maintenance and operations of same.
 - h. 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.
 - i. This plat is located in an area that has known drainage issues. A geotechnical evaluation must be performed on each lot to determine the suitability of any above or below grade level structures proposed for each lot. This evaluation must include an analysis as to how drainage will be handled and disposed of during and after construction on each lot. This evaluation must be submitted to the Planning and Development Department for review and concurrence prior to the issuance of any building permits for the affected lot.
 - j. 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 and as per the project Engineer's recommendations, based on the drainage plan accepted for the final plat.
 - k. A transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.
 - l. All parking areas and driveways shall be hard surfaced.
16. If any archaeological resources, including sites, objects, structures, artifacts, and/or implements, are discovered on the project site, all construction and/or site disturbing activities shall cease until appropriate authorities, agencies, and/or entities have been notified in accordance with Chapters 27.44 and 27.53 RCW. This language shall appear on the face of the Final Short Plat;

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, two (2) paper copies of the proposed Final City Short Plat, and one (1) plat certificate (Title Report) less than thirty days old.

The plattor is authorized for a period of five years from the Date of Approval of this Preliminary Short Plat to prepare and submit the Final "Lincoln Way" 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 plattor, 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 Director.
2. Eight (8) 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 Director are governed by Spokane Municipal Code 17G.060.210 - Appeals. Decisions of the Planning 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 13th of June 2018. **THE LAST DAY TO APPEAL THIS DECISION IS THE 27th DAY of JUNE 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.


Heather Trautman, Acting Planning Director
Planning and Development

By: Ali Brast, Assistant Planner
Planning and Development