

**STAFF REPORT ON  
PRELIMINARY SHORT PLAT APPLICATION FILE NO. Z25-398PSP**

**I. SUMMARY OF REQUEST AND RECOMMENDATIONS:**

**DESCRIPTION OF PROPOSAL:** The applicant Whipple Consulting Engineers, on behalf of the owner Alaska LLC, is proposing to subdivide parcel 35282.0217 (0.17 acres) addressed as 1527 E 15th Ave. into 2 (two) lots with the intent of constructing single-family dwellings on created lots. Existing structures consisting of a single-family residence and detached garage have been demolished. The proposal utilizes the City of Spokane Unit Lot Subdivision procedure pursuant to SMC 17G.080.065. This application is processed as a Type II application.

Recommendation: Staff recommends approval of this application, with conditions.

**II. GENERAL INFORMATION:**

- |    |                            |   |
|----|----------------------------|---|
| A. | Applicant/Agent:           | Whipple Consulting Engineers, Inc.<br>21 Pines Rd.<br>Spokane Valley, WA 99206<br>509-893-2617  |
| B. | Property Owner:            | Alaska, LLC<br>PO Box 11742<br>Spokane Valley, WA. 99206  |
| C. | Agent:                     | Same as Applicant   |
| D. | Location of Proposal:      | 1527 E 15 <sup>th</sup> Ave., parcel 35282.0217 (NW 1/4, Section 28, Township 25 N, Range 43 E, W.M.)   |
| E. | Existing Zoning:           | Residential 1 (R1)  |
| F. | Land Use Plan Designation: | Residential Low   |
| G. | SEPA Status:               | This proposal is exempt from SEPA, per SMC 17E.050.080  |
| H. | Enabling Zoning:           | 17G.080.040 Short Subdivisions; 17G.080.065 Unit Lot Subdivisions; 17G.080.025 Subdivisions Decision Criteria; 17.061.310 Land Use Applications Procedures Decision Criteria; 17C.111 Residential Zones |
| J. | Staff Contact:             | Steven Bafus, Planner II, 509-625-6312<br><a href="mailto:sbafus@spokane-city.org">sbafus@spokane-city.org</a>  |

### **III. FINDINGS OF FACT:**

- A. Whipple Consulting Engineers, Inc. applied for a Type II preliminary short plat on behalf of the owner on June 24, 2025. The proposal is to subdivide parcel 35282.0217 (0.17 acres) addressed as 1527 E 15th Ave. into 2 (two) lots for the purpose of constructing single-family dwellings on created lots. The proposal utilizes the City of Spokane Unit Lot Subdivision procedure pursuant to SMC 17G.080.065 as the proposed lots do not meet the minimum lot depth of 80 feet per SMC 17C.111.205-1.



- B. The project proposal encompasses one parcel, which is shown above located at 1527 E 15<sup>th</sup> Ave. (parcel 35282.0217). The subject property is generally bound by E 15<sup>th</sup> Ave. to the south, S Helena St. to the east, and existing residential development to the north and west.
- C. The proposed short plat would divide the property into two (2) lots for the construction of two new single-family dwelling units via the Unit Lot Subdivision process under SMC 17G.080.065, which outlines the following relevant standards:
- A unit lot subdivision allows for the flexible creation of lots of varying sizes and types, including attached housing and similar developments with multiple dwelling units on a parent site, while applying only those site development standards applicable to the parent site as a whole, rather than to individual lots resulting from the subdivision.
  - A unit lot subdivision creates a relationship between the parent site and each lot created, referred to as a “child” lot.
  - Unit Lot Subdivisions are allowed for all residential development on parent sites of two acres or less in zones that allow residential development.

- iv. A unit lot subdivision may be used in any development with two or more dwelling units.
  - v. Unit lot subdivisions resulting in nine or fewer lots shall be processed as short plats.
  - vi. A unit lot subdivision shall meet development standards applicable to the parent lot's zoning.
  - vii. All buildings shall meet all applicable provisions of the building and fire code.
  - viii. Lots created through a unit lot subdivision shall be subject to all applicable requirements of Title 17 SMC.
  - ix. The parent site and each child lot shall make adequate provisions for ingress, egress, and utility access to and from each lot created by reserving such common areas or other easements over and across the parent site as deemed necessary to comply with all other design and development standards generally applicable to the underlying site development plan.
  - x. Separation requirements for utilities must be met.
- D. The current zoning of parcel is Residential 1 (R1). R1 is a low-intensity residential zone which allows a range of housing choices built at the general scale and height of detached houses. Examples of housing choices include both detached and attached homes and middle housing types.
- E. Per SMC 17A.020.130(J) Middle Housing is defined as, *'A residential development that contains two or more attached, stacked, or clustered dwelling units. Middle housing is compatible in scale, form, and characteristics with individual detached single-unit houses and may include any combination (of) housing types... (A middle housing development could meet more than one building type definition – e.g., it could be both a stacked flat and a triplex.)'*. Anticipated development requires separate permits which are reviewed for compliance with all applicable codes adopted at the time of permit.
- F. SMC 17C.111 provides land use standards for residential zones. Per SMC 17C.111.205-1, lots less than two acres do not have a maximum density standard. The applicant may choose to develop proposed lots at a density greater than the proposed single-family residences. The number of units allowed on a site is based on the presumption that all site development standards will be met.
- G. The current land use designation of the parcel is Residential Low. Per the Land Use chapter of the City's Comprehensive Plan, *'The Residential Low land use designation should focus on a range of housing choices built at the general scale and height of detached houses. This includes both detached and attached homes and housing categorized as middle housing (duplex, triplex, etc.). Combinations of these types should also be allowed, such as a duplex with an accessory dwelling unit'*, and goes on to discuss, *'Residential Low areas are appropriate in parts of the city where amenities and services are scaled for a lower level of development intensity'*.

- H. Adjacent parcels to the north and west and across adjacent right of ways are also zoned R1. Existing development within proximity to the subject site is predominantly single-family.



- I. Applicable Plan Policies: The land use map designation is Residential Low per the current Comprehensive Plan Adopted in June 2017 (and subsequent amendment to Chapter 3, Land Use, pursuant to Ordinance C36414).
- J. Applicable zoning regulations include Spokane Municipal Code (SMC) 17G.061 – Land Use Application Procedures; 17G.080 Subdivisions; 17G.080.065 Unit Lot Subdivisions; 17C.111 Residential Zones.
- K. Procedural Requirements:
- Application for a Type II Preliminary Short Plat was submitted on June 24, 2025;
  - A Request for Comments notice was sent to Departments and Agencies on June 24, 2025;
  - Applicant was notified on July 14, 2025 that the application was technically complete;
  - This plat qualified for “minor engineering review” no public comment period or public notice is required as part of the platting process pursuant to SMC Section 17C.061.220 Public Comment Period, subsection A, Ordinance C36224 Section 3, Passed Monday June 27th, 2022.

#### **IV. DEPARTMENT REPORTS:**

1. Notice of this proposal was sent to City departments and outside agencies for their review and comments on June 24, 2025 as noted above. Staff received comments from City of Spokane Engineering Services, Planning, and Building departments. Commenting agencies included Spokane Tribe and Avista Utilities. At time of this staff report, there have been ongoing conversations between City of Spokane and Avista Utilities regarding applicable and acceptable dedication language and conditions. During final plat review, dedication language and conditions for Avista Utilities will be evaluated and applied, as approved by City of Spokane.

Staff and agency comments are included with the file and are made part of this application by reference.

## **V. PUBLIC COMMENT:**

This plat qualified for “minor engineering review” no public comment period or public notice is required as part of the platting process pursuant to SMC Section 17C.061.220 Public Comment Period, subsection A, Ordinance C36224 Section 3, Passed Monday June 27th, 2022.

## **VI. CONCLUSIONS:**

The Spokane Municipal Code has established decision criteria for these proposals – decision criteria are found in 17G.061.310 and 17G.080.025. The following is staff’s independent analysis of the proposed preliminary short plat taking into consideration these decision criteria.

### **SMC 17G.061.310 Decision Criteria**

#### *1. The proposal is allowed under the provisions of the land use codes. SMC 17G.061.310(C)(1)*

Relevant Facts: The proposal is for the subdivision of one parcel into two (2) lots with intent to build a total two single-family dwelling units located in the Residential 1 (R1) zone. The R1 zone is a low-intensity residential zone allowing for a range of housing choices built at the general scale and height of detached houses. These housing choices include both detached and attached homes and middle housing types. The proposed future development of two (2) single-family housing meets the definition of Middle Housing per SMC 17A.020.120(J).

In the R1 zone, there is no maximum number of lots or dwelling units for parcels two acres and less per SMC 17C.111.205-1 and SMC 17C.111.210.

The R1 zone is applied to areas that are designated Residential Low on the land use plan map of the comprehensive plan.

Staff Discussion: The proposal is permitted in accordance with SMC 17G.080.040 – Short Subdivisions, SMC 17G.080.065 – Unit Lot Subdivisions, and SMC 17C.111 – Residential Zones.

The proposal utilizes the Unit Lot Subdivision process, which allows for the flexible creation of lots of varying sizes and types. A Unit Lot Subdivision creates a relationship between the parent site and created ‘child’ lots. This includes attached housing and multiple dwelling units on a parent site and applies development standards applicable to the parent site as a whole, rather than to individual lots resulting from the subdivision.

Construction specific details such as design standards, setbacks, lot coverage, height, parking, etc. will be reviewed for compliance with applicable codes at time of building permit submittal.

**Staff finds this criterion is met.**

#### *2. The proposal is consistent with the comprehensive plan designation and goals, objectives, and policies for the property. SMC 17G.061.310(C)(2)*

##### Relevant Facts:

In the City’s Comprehensive Plan:

Policy LU 1.3 Lower Intensity residential Areas states – *Focus a range of lower intensity residential uses in every neighborhood while ensuring that new development*

*complements existing development and the form and function of the area in which it is located.*

Policy LU 1.12 Public Facilities and Services states – *Ensure that public facilities and services system are adequate to accommodate proposed development before permitting development to occur.*

Policy LU 3.6 Compact Residential Patterns states – *Allow more compact and affordable housing in all neighborhoods, in accordance with design guidelines.*

Policy LU 3.7 Maximum and Minimum Lot Sizes states – *Prescribe maximum, as well as minimum lot size standards to achieve the desired residential density for all areas of the City.*

Policy LU 4.4 Connections states – *Form a well-connected network which provides safe, direct, and convenient access for all users, including pedestrians, bicycles, and automobiles, through site design for new development and redevelopment.*

Goal LU5 Development Character states – *Promote development in a manner that is attractive, complementary, and compatible with other land uses.*

Policy LU 5.1 Built and Natural Environment states – *Ensure that developments are sensitive to the built and natural environment by providing adequate impact mitigation to maintain and enhance quality of life.*

Policy LU5.2 Environmental Quality Enhancement states – *Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.*

Policy LU 5.5 Complementary Development states – *Ensure that infill and redevelopment projects are well-designed and complement surrounding uses and building types.*

Policy LU 8.1 Role of Urban Growth Areas states – *Limit urban sprawl by encouraging development in urban areas where adequate public facilities exist or where such facilities can be more efficiently provided.*

Policy H1.4 Use of Existing Infrastructure states – *Direct new residential development into areas where community and human public services and facilities are available.*

Policy H1.11 Access to Transportation states – *Encourage housing that provides easy access to public transit and other efficient modes of transportation.*

Policy H1.18 Distribution of Housing Options states – *Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.*

Policy H2.4 Linking Housing with Other Uses states – *Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.*

Policy DP 1.2 Building and Site Design states – *Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.*

Policy DP 2.12 Infill Development states – *Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.*

Policy DP 2.15 Urban Trees and Landscape Areas states – *Maintain, improve, and increase the number of street trees and planted areas in the urban environment.*

Policy DP 2.6 Building and Site Design states – *Ensure that a particular development is thoughtful in design, improves the quality and characteristics of the immediate neighborhood, responds to the site's unique features - including topography, hydrology, and microclimate - and considers intensity of use.*



Staff Discussion: The Spokane Comprehensive Plan adopted June 2017 (and subsequent amendment to Chapter 3, Land Use, pursuant to Ordinance C36414) designates the subject property as “Residential Low” which allows residential uses in the R1 zone. The proposal is consistent with multiple goals and policies of the Spokane Comprehensive plan including, but not limited to the Land Use, Housing, and Urban Design Chapters. The above selections from the City’s Comprehensive Plan does not represent an exhaustive list of goals and policies but is intended to illustrate the proposals consistency with the City’s adopted comprehensive plan.

**Staff finds this criterion is met.**

3. *The proposal meets the concurrency requirements of chapter 17D.010 SMC. (SMC 17G.061.310(C)(3))*

Relevant Facts: The application was circulated amongst all City departments and outside agencies with jurisdiction on June 24, 2025 as identified above. There were no departments or agencies that reported that concurrency could not be achieved.

Staff Discussion: City departments and agencies with jurisdiction reviewed the application and other technical documents. There were no departments or agencies that reported that concurrency could not be achieved.

**Staff finds this criterion is met.**

4. *If approval of a site plan is required, the property is suitable 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, historic or cultural features. SMC 17G.061.310(C)(4)*

Relevant Facts: The site is suitable for development according to all city departments that commented. The proposed preliminary short plat shows lots that meet standards defined by SMC 17C.111.

Staff Discussion: City departments and agencies with jurisdiction reviewed the application and other technical documents for physical characteristics of the property. No comments were received indicating that the site is unsuitable for development. The City of Spokane Building Department will require a compaction report at time of building permit(s) for any structure proposed for lot #1, due to the presence of a basement in the previous structure. Additionally, the Spokane Tribe of Indians requires implementation of an Inadvertent Discovery Plan.

**Staff finds that this criterion is met.**

5. *The proposal will not have a significant adverse impact on the environment or the surrounding properties, and if necessary conditions can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.*

Relevant Facts: An application and technical documents were reviewed and routed by the City of Spokane. Applicable findings and recommendations are incorporated into the conditions for this proposal.

Any development on the parcels created via the platting action will be reviewed by the Development Services Department staff and other city departments as applicable to ensure that each new unit/structure meets all required development standards. These standards

include, but are not limited to, land use standards, engineering standards, utility standards, and building and fire code standards.

Staff Comment: City departments and agencies with jurisdiction reviewed the application and other technical documents for physical characteristics of the property. No comments were received indicating that the proposal will have significant impact on the environment or the surrounding properties. Additionally, this project is exempt from SEPA per SMC 17E.050.080.

**Staff finds that this criterion is met.**

**Subdivisions Decision Criteria 17G.080.025(C)(1-10):**

*The proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:*

*a. public health, safety and welfare;*

The application was circulated amongst all outside agencies with jurisdiction and City departments, including Police and Fire on June 24, 2025 as identified above. There were no departments or agencies that expressed concerns regarding public health, safety, or welfare.

Prior to the issuance of any building permits, the lots shall be adequately served by fire hydrants and shall have appropriate access to streets as determined by the requirements of the City Fire Department and the Development Services Center.

*b. open spaces;*

Short plats are not required to provide public open space, and no public open space is proposed as part of this land use application. Each unit is required to provide private outdoor areas per SMC 17C.111.310. Required outdoor areas will be evaluated for compliance with adopted codes at time of building permits.

*c. drainage ways;*

All Stormwater and surface drainage generated on-site must be disposed of on-site in accordance with chapter 17D.060 SMC, 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.

No building permit shall be issued for any lot in this subdivision/PUD until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision/PUD, have been complied with.

*d. streets, roads, alleys and other public ways;*

The subject site is located on the northwest corner of E 15<sup>th</sup> Ave. & S Helena St., both of which are classified as Urban Local Access Streets. 15<sup>th</sup> Ave. provides access to S Perry St, a Minor Arterial Street, approximately two blocks west of the subject site. Additionally, S Helena St. provides access to E 17<sup>th</sup> Ave, an Urban Major Collector Street, approximately two blocks south of the subject site.

Depending on final building layout, the existing approach accessing 15th Ave may need to be



removed if it doesn't end up leading to a legal onsite parking space. This will be reviewed during building permit review for Lot 2 and must be addressed prior to occupancy for any structures on that lot.

e. *transit stops;*

Spokane Transit Authority (STA) provides bus stops for routes 45 and 247 at the intersection of 15<sup>th</sup> Ave. and Perry St. approximately two blocks west of the subject site.

STA works independently with private property owners to address improvements to STA facilities that may impact private development sites. Any coordination with the city that may be necessary and/or required permits associated with transit improvements are addressed outside of platting actions. STA did not offer any comments on this proposal.

f. *Potable water supplies;*

All water and sewer service connections must front the lot they are to serve. Offset connections will not be allowed. Any unused water service connections shall be killed and capped at the main.

Lots in this plat will not be required to be connected to City of Spokane water until building permits are obtained for the lots.

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.

Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system and connected to a public or private water system, complying with the requirements of the Development Services, and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.

g. *Sanitary wastes;*

All water and sewer service connections must front the lot they are to serve. Offset connections will not be allowed. Any unused water service connections shall be killed and capped at the main.

Lots in this plat will not be required to be connected to City of Spokane sewer until building permits are obtained for the lots.

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.

Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system and connected to a public or private water system, complying with the requirements of the Development Services, and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.

h. *Parks, recreation, and playgrounds;*

This proposal does not require the applicant to provide any public open space nor are any shown on the proposed plans. However, Grant Park is approximately a half mile south of the subject parcel. The Parks Department did not offer any comments on this proposal.

*i. Schools and school grounds;*

The site is located within the Spokane Schools District 81. There are no provisions for public schools or school grounds as a part of this proposal. School District 81 did not provide any comments on this proposal.

*j. Sidewalks, pathways and other features that assure safe walking conditions.*

The lot frontages along E 15<sup>th</sup> Ave. and S Helena St. are currently improved with separated sidewalks and planting strips. The applicant will be responsible for the replacement of any broken, heaved, or cracked curb along the frontage of the subject parcel.

At least one walking connection is required between each building and the sidewalk. For each ground floor unit with a separate entry, separate walking connections are required for each ground floor unit. Driveway(s) may be used to meet this requirement.

At least one walking connection is required between each unit and its designated garbage and recycling area. Driveways and parking access aisles may be used to meet this requirement.

**Staff finds that this criterion is met.**

## **VI. RECOMMENDATION**

TO APPROVE the Preliminary Short Plat of two (2) lots on a 0.17-acre site, parcel 35282.0217 addressed as 1527 E 15<sup>th</sup> Avenue, substantially in conformance with the application, plans, drawing, illustrations, and/or specifications on file in the Planning and Development Services Center; and the following conditions of approval:

2. Adhere to any additional performance and development standards documented in comment or required by City of Spokane, Spokane County Washington State, and any Federal agency.
3. In compliance with Planning Department comments found in the Technically Complete letter dated July 24, 2025:
  - a. The legal description of each lot shall identify it as part of a unit lot subdivision.
  - b. Verification of compliance with all applicable development standards will be verified at time of permit.
  - c. Plat shall be recorded with access easements, joint use and maintenance agreements, and covenants, conditions, and restrictions identifying the rights and responsibilities of property owners and/or the homeowners association for use and maintenance of common garage, parking and vehicle access areas; on-site recreation; landscaping; utilities; common open space; exterior building facades and roofs; and other similar features.
  - d. Street trees and landscaping are required – compliance with street tree requirements and landscape standards associated with subdivision and development of proposed lots pursuant to Ordinance No. C36232 (or subsequently adopted permanent code in SMC 17C as applicable) will be verified prior to approval of Certificate of Occupancy for future new structures on proposed new lots 1 & 2.
  - e. Final Short Plat Map Requirements are found in SMC 17G.080.040(F thru I), SMC 17G.080.050(H) and 17G.080.070 (B thru F).
  - f. The Final Plat shall include the signatory statements as prescribed in SMC 17G.080.040(G)(2).

In compliance with the Engineering Department Memo dated July 14, 2025:

- a. All easements, existing or proposed, must be shown on the face of the final plat. If blanket in nature, they must be referenced in a Surveyor's Note.
  - b. All water and sewer service connections must front the lot they are to serve. Offset connections will not be allowed. Any unused water service connections shall be killed and capped at the main.
  - c. Addresses must be shown on the face of the final plat. Please contact the Permit Team at [addressing@spokanecity.org](mailto:addressing@spokanecity.org) to develop addresses prior to submitting the final short plat.
  - d. Depending on final building layout, the existing approach accessing 15th Ave may need to be removed if it doesn't end up leading to a legal onsite parking space. This will be reviewed during building permit review for Lot 2 and must be addressed prior to occupancy for any structures on that lot.
  - e. Lots in this plat will not be required to be connected to City of Spokane sewer until building permits are obtained for the lots.
  - f. Lots in this plat will not be required to be connected to City of Spokane water until building permits are obtained for the lots.
4. The Following statements will be required in the dedication of the final plat (additional statements may need to be added to the final plat and will be determined during final plat review).
- 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. Ten foot utility easements as shown here on the described plat are hereby dedicated to the City and its permittees for the construction, reconstruction, maintenance, protection, inspections and operation of their respective facilities together with the right to prohibit structures that may interfere with the construction, reconstruction, reliability and safe operation of the same.
  - 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/ Development Services prior to the issuance of any building and/or grading permits.
  - d. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system and connected to a public or private water system, complying with the requirements of the Development Services, and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.
  - e. All parking areas and driveways shall be hard surfaced. All new or modified driveway locations will need to be reviewed and approved prior to construction.
  - f. All Stormwater and surface drainage generated on-site must be disposed of on-site in accordance with chapter 17D.060 SMC, 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.
  - g. No building permit shall be issued for any lot in this subdivision/PUD until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision/PUD, have been complied with.

- h. Slope easements for cut and fill, as deemed necessary by Planning & Development in accordance with City Design Standards, are granted along all public right of ways.
- i. Street trees are required – compliance will be verified prior to approval of Certificate of Occupancy for each new home.
- j. 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
- k. Approval of this subdivision was granted by the review of the site as a whole (File No. Z25-398PSP).
- l. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent site as a whole, and shall conform to the approved site development plan.
- m. If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved site development plan.
- n. Additional development of the individual lots may be limited as a result of the application of development standards to the parent site.

**Time Limitations.**

The Type II Preliminary Short Plat applications becomes void five years after the effective date of the Planning Services Director's decision without the submission of a final short plat application unless the Planning Services Director authorizes an extension of time. No land within the boundaries of a short subdivision may be further divided in any manner which will create additional lots within a period of five years except by subdivision in accordance with SMC 17G.080.050.

**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 THIS DECISION IS THE 28<sup>TH</sup> DAY OF JULY 2025. THE LAST DAY TO APPEAL THIS DECISION IS THE 11<sup>TH</sup> DAY OF AUGUST 2025, 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 Steven Bafus 509-625-6312 if you have further questions related to procedures or if you need further assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Spencer Gardner".

Spencer Gardner  
Planning and Development

By: Steven Bafus, Planner II  
Planning and Development






# Z25-398PSP Staff Report and Decision WORKING

Final Audit Report

2025-07-28

Created:	2025-07-28
By:	Emily King (eking@spokanecity.org)
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## "Z25-398PSP Staff Report and Decision WORKING" History

-  Document created by Emily King (eking@spokanecity.org)  
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-  Document emailed to Spencer Gardner (sgardner@spokanecity.org) for signature  
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