

May 5, 2025

Urban Empire Homes  
C/O Randy Palazzo  
23403 E Mission Avenue. No. 207  
Libert Lake WA, 99019

RE: Review of File # Z25-111PSP – 27<sup>th</sup> Avenue Preliminary Short Plat (Minor Engineering Review)

Dear Randy:

This letter is to inform you that the application materials for the above-mentioned Preliminary Short Plat (minor engineering review) at 1121 E 27<sup>th</sup> Avenue (a portion of parcels 35294.2114 and 35294.2113) were found to be technically complete on April 5, 2024, based on a review required under Spokane Municipal Code (SMC) 17G.061.120, Determination of a Complete Application.

Because 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 17G.061.220 Public Comment Period, Subsection A, Ordinance C36459 Section 33, Passed November 20, 2023 (Effective January 1, 2024).

Planning will be forwarding a formal approval letter for review and signature by the City’s Planning Director, Spencer Gardner. We anticipate that this letter will be signed and forwarded to you next week.

The following are comments received from various departments and agencies regarding the preliminary plat submittal. Comments are general in nature and intended to assist you during the final plat application process and future development of the site. Please note that the following content includes conditions of approval that you will also see in the decision letter.

**Development Services Center, Engineering, Joelle Eliason:**

**General Comments and items to be addresses as part of the final plat.**

The following comments are general in nature. No revisions to the preliminary plat materials are required.

- A. Please be advised that the drainage report may need to be updated prior to final plat. A geotechnical evaluation is recommended to verify the site is suitable for the proposed infiltration and may be required with the final drainage report (see emails from Mike Nilsson on 04/10/24 and 04/14/25). The Building Department may require a geotechnical evaluation for any structures proposed over non-native soils, e.g. within the footprint of the previous structures on the site.
- B. There is a six-inch cast iron water main in 27<sup>th</sup> Avenue available for connection.
  - a. Each lot shall have its own water connection. Offset connections are not allowed. Any unused water connections shall be disconnected at the water main at developer’s expense.

- b. There is an existing one-inch copper tap which may be reused for one of the lots if it is in good condition. The tap is located approximately 256 feet west of the west curb of Ivory Street.
- C. There is an eight-inch vitrified clay sewer main in 27<sup>th</sup> Avenue available for connection.
  - a. Each lot shall have its own sanitary sewer connection. Offset connections are not allowed.
  - b. There was an existing six-inch concrete side sewer connection that served the prior structure, addressed as 1111 E 27<sup>th</sup> Ave. If this connection is in good condition and in a suitable location, it may be reused for one of the lots.

Form No. 252

PROFILE NO.  
2607

**E 1111 - 27th Avenue**

**CITY OF SPOKANE**

**SIDE SEWER PERMIT**

**Nº 43501 A**

John W. Skadden

Lot No. E 1111 - 27th Avenue

Location of "Y" 64.5 ft east of manhole in block

Owner Valley Const. Co.

Block 3 Addition McCrea & Merryweathers to Manito Pk

Width of Street 60 ft

ISSUED BY Jee

Plumber or Contractor

**27th Avenue Sewer** **Full conn**

Enters Property 79.7 ft. E of MH in Blk

Depth at Property Line 6.5 ft. At Building 7.3 ft.

Size of Pipe in Street 6" con in. On Property 6" con in.

Class of Building Residence

Date of Permit 2-24-1956 Date of Inspection 4-19-56

Enters Building Connects Case Pipe 24' E of SW Cor of Bldg

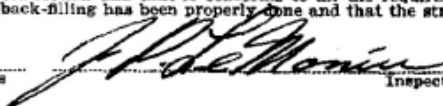
Remarks 6x6V for future use - 25' N of N curb of 27th. & 83.5' E of MH in Blk - Depth 6.5'

Work done by Vally Const. Co.

I hereby certify that I have inspected this connection and that it conforms to all the requirements governing such work. I further certify that the back-filling has been properly done and that the street is left in good condition.

James W. Day

Supt. of Sewers



Inspector

E35' of 20 & all of 21

- D. All stormwater and surface drainage generated onsite shall be disposed of onsite in accordance with SMC 17D.060 "Stormwater Facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat. Please see required dedication language included below.
- E. Addresses shall be shown on the face of the final plat. Addresses will be required prior to applying for any water and/or sewer tap permits. Three new address fees will apply to this plat (M. Owen note: Three address fees were charged and paid for under Z25-111.PSP).
  - a. The preliminary assigned addresses, subject to change, are as follows:
    - Lot 1: 1107 E 27<sup>th</sup> Ave (new)
    - Lot 2: 1111 E 27<sup>th</sup> Ave (existing)
    - Lot 3: 1117 E 27<sup>th</sup> Ave (new)
    - Lot 4: 1123 E 27<sup>th</sup> Ave (new)
  - b. Note: one of the addresses previously established on the boundary line adjustment Z24-573BLA (AFN 7399934) will need to be changed to accommodate this plat. A change of address fee will be applied and must be paid prior to final plat.

#### Conditions of Approval:

- I. City Staff has received a concept drainage plan for this plat. A final stormwater drainage report and plan, prepared by an Engineer licensed in the State of Washington,

must be submitted for review and concurrence prior to approval of the final plat. Please note that the final drainage report should be updated to match driveways proposed for the site (the preliminary report and concept utility plan includes four driveways instead of three).

- II. Any unused driveway approaches must be removed and replaced with city standard curb, planting strip, and sidewalk. This needs to be completed prior to approval of the final plat or other timeline agreed to by City of Spokane Engineering.

**The following statements will be required in the dedication of the final plat:**

- a. Slope easements for cut and fill, as deemed necessary by the Engineering Services – Development Services Center 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.
- b. A ten-foot easement for utilities, including cable television, is hereby granted along all street frontages 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 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. 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, and as per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat.
- e. No building permit shall be issued for any lot in this subdivision until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision, have been complied with.
- f. Lots in this plat are not required to be connected to public water or public sewer until building permits are obtained.
- g. 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.
- h. All required improvements serving the plat, including streets, sanitary sewer, stormwater, and water, shall be designed and constructed at the developer's expense. The improvements must be constructed to City Standards by the developer prior to occupancy of any structures within the development.
- i. Prior to the issuance of any building permits, the lots shall be 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.

**Planning, Melissa Owen:**

**Conditions and Items to be address prior to final plat approval.**

The following comments are general in nature and intended to assist you throughout the platting and future development of the site. No Corrections to the preliminary plat are requested.

- III. The final plat procedures are the same in form as the short plat review procedures as provided in 17G.080.040.

- a. Please update the final plat application materials and final plat survey map for the new parcel number and address assigned after the BLA (Z24-573BLA) is completed. **The new parcel number and address assigned is parcel 35294.2120, addressed as 1107 E 27TH AVE.**
- IV. Update the vicinity map for the new parcel detail after BLA (Z24-573BLA).
- V. Please remove references to 17C.111 including the development table (Table 17C.111.205-5) from the face of the plat map.
- VI. This site will be developed in compliance with all applicable codes found in 17C.111.
  - a. Note: the detached homes shown in the preliminary plat map have not been reviewed for compliance with 17C.111 including, but not limited to, lot coverage, building and siting standards, design standards, etc.
  - b. Verification of compliance with all applicable development standards will be verified at time of permit.
- VII. No minimum parking is required in the City Limits of the City of Spokane; however, if parking is provided onsite, all applicable codes related for parking will be reviewed at time of permit.
- VIII. Street trees and landscaping are required – compliance with street tree requirements and landscape standards associated with 17C.200 and 17C.111 will be verified prior to approval of Certificate of Occupancy for future new homes on proposed new lots 1-4. Where street trees cannot be installed due to conflicts with utilities or lack of public right of way for street trees, Urban Forestry may require that a fee in lieu of planting paid or enter into another agreement, as applicable, related to street trees. See dedication below regarding street trees and landscaping to be added to the final plat.
- IX. The density calculation will be re-reviewed at time of final plat.

**Dedications to be added to the “final” Plat Dedication Page.**

- 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. Street trees and landscaping are required – compliance will be verified prior to approval of Certificate of Occupancy for each new home.

**The final plat shall include the signatory statements as prescribed in SMC 17G.080.040(G)(2) including the following:**

- l. Surveyor’s certificate, stamp, date and signature, as follows:  
 "I, \_\_\_\_\_ registered land surveyor, hereby certify the plat of \_\_\_\_\_, as shown hereon, is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown and that all non fronting lot corners are set as shown on the plat. Monuments and fronting lot corners shall be set upon completion of the utility and street improvements.  
 Signed \_\_\_\_\_ (Seal)"
- m. A certification by the city treasurer, as applicable:
- n. "I hereby certify that the land described by this plat, as of the date of this certification, is not subject to any local improvement assessments.  
 Examined and approved, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 City of Spokane Treasurer"

- o. The certification by the Planning Director, as follows:  
"This plat has been reviewed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ and is found to be in compliance with all the conditions of approval stipulated in the Planning Director's approval of the preliminary plat #Z25-111PSP.

\_\_\_\_\_  
City of Spokane Planning Director"

- p. The certification by the city engineer, as follows:  
"Approved as to compliance with the survey data, the design of public works and provisions made for constructing the improvements and permanent control monuments this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
City of Spokane Engineer"

- q. The certification by the Spokane county treasurer, as follows:  
"I hereby certify that the land described in this plat, as of the date of this certification, is not subject to any outstanding fees or assessments.  
Examined and approved \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Spokane County Treasurer"

- r. The certification by the Spokane county auditor on each page of the final short plat including the time, date, book, and page number of the recording of the final mylar.
- s. Signature of every owner certifying that:
- i. the plat is made with the free consent and in accordance with the desires of the owners of the land;
  - ii. the owners are the owners of the property and the only parties having interest in the land and is not encumbered by any delinquent taxes or assessments;
  - iii. the owners adopt the plan of lots, blocks, and streets shown;
  - iv. owner dedicates to the City and the City's permittees the easements shown for utilities and cable television purposes.

**City of Spokane Traffic Engineer, ICM, Inga Note:**

No Traffic Concerns.

**City of Spokane Fire Protection Engineer, Dake Kokot:**

Fire Condition of Approval removed per email from Dermott Murhphy on 04/02/25.

**City of Spokane Treasury, Cara Geiger:**

No LIDs impact this property.

**Spokane Tribe of Indians, Tribal Historic Preservation Officer:**

The following request must be addressed prior to any ground disturbing activities (letter dated 03/18/25).

**Condition of Approval.**

- X. This project will require an Inadvertent Discovery Plan (IDP) implemented into the scope of work.

**Wastewater Department, Duane Studer:**

No Concerns identified by Water.

**Spokane Clean Air Agency:**

**General Comments.**

- F. The comments from Spokane Clean Air appear to be general in nature and consistent with all construction projects. Please see letter dated March 5, 2025.

Considering the need for additional information, the timeline for this application is on hold until the additional information is provided. In accordance with SMC 17G.060.090, the required information must be provided within sixty days from the notification by the department. The applicant may submit a written request for additional time to the director, any time extensions shall be in writing. If the information is not received within 60 days the application and a portion of the fees shall be returned to the applicant in accordance with SMC 08.02.0692.

If you have any questions regarding these requirements, feel free to contact me by email or phone. Please make an appointment with me to submit the revised and additional materials.

Sincerely,



Melissa Owen  
Assistant Planner  
Development Services Center

**Enclosures (below list ordered as per inclusion in the comment package; items in red are newly added as a result of the 2<sup>nd</sup> request for agency review):**

Engineering (final memo dated 03/25/25, emails from Mike Nilsson, and email dated 04/29/25;)

Planning (comments including minor updates to comments/conditions incorporated into this letter)

Inga Note, City of Spokane Traffic Engineer, ICM (email dated 03/04/25)

Dermott Murphy, City of Spokane Building Official (email dated 04/02/25 removing condition of approval from Fire)

Randy Abrahamson, Spokane Indians Tribal Historic Preservation Officer (letter dated 03/18/25)

Dwane Studer, Wastewater Department (email dated 03/12/25)

Spokane Clean Air (letter dated 03/05/2025)

Resident Comments Received during agency review:

Greer Bacon email attachment letter on 03/18/25

Rockwood Area Resident Comments email attachment 03/18/25