



DEVELOPMENT SERVICES CENTER
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LETTER OF APPROVAL

May14, 2019

Todd Dow
PO Box 304
Rathdrum, ID 83858

RE: Preliminary "48 North" City Short Plat File #Z19-139PSP

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 "48 North" Short Plat File #Z19-139PSP is a preliminary plat proposal of two parcels into four lots, located at parcel number 35274.2032 and 35274.2033;
2. THAT the proposed preliminary "48 North" 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 "48 North" Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City's Comprehensive Plan;
4. THAT one question was received regarding the proposal;
5. THAT no written public comments were received to the proposal;
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 and Development Director APPROVES the Preliminary "48 North" Short Plat on May 14, 2019 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be "48 North" Final City Short Plat, being a portion of the

Southeast Quarter Section 27, 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. The existing driveway appears to encroach upon proposed Lot 2. The driveway will need to be wholly on Lot 1, via relocation of the driveway or move the proposed property line. Please clarify.
3. Water and Sewer are available in 24th Avenue and 25th Avenue to provide services to the new proposed lots. Each lot shall be connected to water and sewer via their own individual connection. GFC charges will be the assessed at the time of permit issuance.
4. All easements whether existing of proposed must be shown on the face of the Final Plat. If blanket in nature they must be referenced in a Surveyor's Note.
 - a. Show or reference easements 88718C and 6181984 as well as any other easements affecting the proposed lots.
5. Maintenance of City sidewalks is the responsibility of the adjacent property owner. The sidewalks along 24th Avenue and 25th Avenue that are adjacent to the lots will be reviewed prior to occupancy of any new structure and must be repaired/replaced if broken, heaved, cracked, sunken, or missing.
6. All new access points onto 24th Avenue and 25th Avenue are subject to a review by the Development Services Center. Obstruction and Approach Permits will be required for any new driveways.
7. As per comments from Avista (email dated April 12, 2019), Avista has an existing easement along the west parcel line of original Lot 7, Block 100. Avista requests that the easement - Recorded as Auditors number 88718C, recorded March 4, 1965 - be identified on the Final Plat. Any future gas or electric service that crosses any parcel to serve any other parcel will need a separate easement granted prior to installation of services.
8. Adherence to the Department of Ecology's comment letter, dated April 10, 2019, to Melissa Owen is required for all construction activity;
9. Addresses must be shown on the face of the Final City Short Plat. There is a \$10.00 fee per lot for new addresses. Please contact the Permit Department at the City of Spokane at (509) 625-6999 to obtain addresses.
10. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
11. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
12. Final city short plat "48 North" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
13. 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;
14. 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. 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.
- e. 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.
- f. 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.
- g. 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.
- h. A transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.
- i. 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, seven (7) signed 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 "Bair" 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 & Development 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 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 14th day of May, 2019. **THE LAST DAY TO APPEAL THIS DECISION IS THE 27th DAY OF MAY 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 Melissa Owen (509) 625-6063 if you have further questions related to procedures or if you need further assistance.



Heather Trautman, Acting Planning Director
Planning and Development

By: Melissa Owen, Assistant Planner
Planning and Development