

December 24, 2024

Grove Road LLC
C/O Ben, Goodmansen – Whipple Consulting Engineers, Inc.
21 S. Pines Rd.
Spokane Valley WA, 99206

RE: 4th Agency Review of File # Z23-587PPLT

Dear Ben:

This letter is to inform you that the application materials for the above-mentioned Preliminary Subdivision were found to be technically incomplete, based on a review required under Spokane Municipal Code (SMC) 17G.060.090, Determination of a Complete Application. Please see engineering comments provided in red so that they stand out (see also enclosed engineering email for easy reference). Please also see M. Owen comment under the Avista requested dedication language intended to provide flexibility during the final plat process and ensure that this utility dedication is verified as consistent with the Avista franchise agreement during the final plat process. This note is also in red for easy reference.

All other comments and conditions have been previously provided are an included herein to provide a full record of comment.

Planning, Melissa Owen:

General Comments and Conditions of Approval.

The following comments are general in nature and include conditions of approval. Comments and conditions are intended to assist you throughout the final platting process and future development of the site.

- a) This plat proposal is vested under the interim zoning code SMC.17C.400 (Ordinance No. C36232). Consistent with RCW 58.17.033(1) and RCW 58.17.170(2)(a), structures approved for development under SMC.17C.400 (Ordinance No. C36232) may elect to meet all applicable development and design standards in accordance with Sections 17C 400.010-.030 adopted by Ordinance No. C36232 in its entirety for a period of five years following final plat filing, or all the applicable residential development and design standards listed in SMC 17C in its entirety. After 5 years from final plat filing, adopted standards at time of permit apply.
- b) The final plat procedures are the same in form as the short plat review procedures as provided in 17G.080.040.
- c) Verification of compliance with all applicable development standards will be verified at time of permit.
- d) No phasing final plat phasing is proposed. A preliminary plat that has received preliminary approval may be subsequently modified to be developed in phases, subject to approval of the director consistent with 17G.080.050(F) – Phasing.
- e) We recommend that the final plat application materials (including street tree plan) be submitted at the same time as the engineering plan submittals to ensure coordination and consistency with the conditions of approval for this plat.
- f) If retaining walls will be required for development of this site, please provide additional information about retaining walls proposed for this development. Proposed retaining walls should be included for review at time of engineering plan submittal. Please also note that:

- a. Retaining Walls require a separate permit. Fence permits are used for walls 4' tall or less while building permits are required for walls more than 4' tall (Note: height of walls is measured from the bottom of the base on which the walls are set to the top of the soil being retained).
- b. Retaining walls will count toward lot coverage if over 2.5' in height.
- g) Pursuant to Ordinance no. C36556 (effective September 15, 2024) residential uses have no minimum parking requirements; however, should parking be provided, all off-street stalls must be provided from the private access driveway and developed consistent with adopted city standards.
- h) 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 homes on all proposed new lots.
 - a. A street tree plan will need to be submitted at time of engineering review and formally approved/accepted at time of final plat.
 - b. There are two street trees indicated out front of parcel 25014.4702. Please address the plan for two existing street trees at that time (removal and replacement, protection in place, etc.).
 - c. Please coordinate with Urban Forestry regarding street trees associated with N. Ash Street.
 - d. Should the owner/developer propose development exceeding that identified in the SEPA reviewed as part of this permit application (e.g., grading) a new or revised SEPA specific to the development activity may be required.
- i) For reference, please be advised that the following setbacks are permitted under the interim zoning ordinance (17C.400, Ordinance No. C36232) and are applicable to attached housing.
 - a. Minimum Side Yard setback 3' with interior side yard setbacks of 0' for attached housing.
 - b. Minimum Front Yard setback is 15' (with ability to extend required front covered porch/stoop, up to 6' into the required setbacks).
 - c. Minimum Rear Yard setback to living space is 25'.
- j) An HOA will be required to own and maintain all tracts including, but not limited to those for stormwater and access. As noted by engineering during the initial review, private CCRs addressing shared access, utilities, etc. (as applicable) will be required to be reviewed and approved prior to recording and final plat approval.
- k) Given the proposed layout of vehicular access that dead ends at shared lot lines to the north and south, planning recommends as a condition of approval the installation of 6' tall sight obscuring fencing to screen vehicular lights from neighboring properties.
- l) Spokane Geologically Hazardous Areas.
 - a. The Conceptual Phase Geotechnical Conditions Report prepared by Budinger & Associates indicates potential for severe erosion (see second full paragraph on page 26 of 44 in the concept drainage plan and geotechnical report document); however, the report concluded that the project is feasible because the conditions can be managed through property design, construction, and verification. And that typical construction BMPs are anticipated to adequately address soil erosion issues (see third and fourth paragraphs on page 26 of 44 in the concept drainage plan and geotechnical report document). Recommendations from the Geotechnical Report prepared by Budinger & Associates and compliance with the City's Geologically Hazardous Areas Code (17E.040) will continue to be evaluated throughout the final plat and construction-related permit processes.

- b. General performance standards of section 17E.040.100 must be met for all development within geologically hazardous areas.
- c. Final subdivisions located within geologically hazardous areas shall contain language in the plat dedication to indicate lots or portions of lots that are affected by geologic hazards. In addition, building setback lines may be drawn on lots, parcels and tracts to indicate suitable areas for construction of structures or improvements.
- m) Silt-clay interbeds are anticipated to be present near the level of Ash Street and would tend to control slope stability per the Budinger & Associates Geotechnical Conditions Report (GCR). Consistent with the Budinger & Associates GCR, drilled borings will be required to determine slope stability and any mitigation measures that may be needed prior to any ground disturbing activities and final plat approval.
- n) The Geotechnical Conditions Report (GCR) is identified by Budinger and Associates as suitable for conceptual and preliminary design and includes multiple preliminary recommendations; however, the report also states that additional geotechnical services are needed to complete a geotechnical engineering report once design-level information is available.
- o) To address concurrency standards for pedestrian access as well as development standards under the Interim Zoning Code 17C.400.030 Design Standards (subsections B and D) planning is recommending, as a condition of approval, that pedestrian access (separate and distinct from the private vehicle access) connect at least one entry per unit from the public sidewalk at Ash Place to an entrance intended to meet “entrance implementation” standards of the interim zoning code for lots 1-10 block 3 (see submitted exhibit with 4’ wide interior pedestrian connection)

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

- A. No individual curb cuts will be permitted for access to proposed units. Required and non-required off-street stalls must be provided from the shared access driveway.
- B. 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.

Statements to be added to either the dedication page or the face of the final plat map.

- C. Street trees and landscaping are required – compliance will be verified prior to approval of Certificate of Occupancy for each new home.
- D. Pursuant to SMC.17C.400 Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1) via Ordinance No. C36232, twenty (20) lots (proposed Ash Place lots 1-3, block 1; lots 1-7 block 2; and, lots 1-10 block 3) are approved for a 20-unit “attached housing” development (one residential unit per lot) as intention of a 20-unit attached housing” development across twenty proposed lots is shown on the face of preliminary plat.
- E. This plat proposal is vested under the interim zoning code SMC.17C.400 (Ordinance No. C36232). Consistent with RCW 58.17.033(1) and RCW 58.17.170(2)(a), structures approved for development under SMC.17C.400 (Ordinance No. C36232) may elect to meet all applicable development and design standards in accordance with Sections 17C 400.010-.030 adopted by Ordinance No. C36232 in its entirety or a period of five years following final plat filing, or all the applicable residential development and design standards listed in SMC 17C in its entirety. After 5 years from final plat filing, adopted standards at time of permit apply.

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

- F. 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)"
- G. A certification by the city treasurer:
"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"
- H. The certification by the Hearing Examiner, 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 Hearing Examiner's approval of the preliminary plat #Z23-587PPLT.

City of Spokane Hearing Examiner"
- I. 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 Hearing Examiner's approval of the preliminary plat #Z23-587PPLT.

City of Spokane Planning Director"
- J. 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"
- K. 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"
- L. 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.
- M. Signature of every owner certifying that:
- the plat is made with the free consent and in accordance with the desires of the owners of the land;
 - 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;
 - the owners adopt the plan of lots, blocks, and streets shown;
 - owner dedicates to the City and the City's permittees the easements shown for utilities and cable television purposes.

City of Spokane Treasury:

No LIDS per treasury review by Cara Geiger (email confirmation on 01/18/24 and 07/26/24)

City of Spokane Fire Protection Engineer:

Conditions of Approval.

- p) The internal driveway will be required to be constructed for fire access. They will need to meet the minimum requirements of the Fire Code including a minimum 20' clear width and 50' external and 28' internal turning radii.
- q) "Fire Lane – No Parking" signage is required on both sides of the internal "driveway" every 150'.
- r) Internal driveway access and utilities will be completed and approved prior to delivery of combustible construction materials to the site and prior to issuance of building permits. Temporary internal driveway access will not be allowed to obtain the permits.

City of Spokane Waste Management:

Conditions of Approval.

- s) Carts will need to be stored in private garages.
- t) The internal driveway must be built to hold the weight of solid waste collection trucks.
- u) The internal driveway access will need to be maintained cleared of ice and snow.

City of Spokane Integrated Capital Management, Inga Note (transportation):

Condition of Approval.

- v) No vehicle access to serve the proposed lots will be allowed to Ash Street. This prohibition will be included as a dedication on the face of the plat.

Spokane Tribe of Indians, Tribal Historic Preservation Officer:

Condition of Approval.

- w) An Inadvertent Discover Plan implemented into scope of work. This condition will need to be met prior to any ground disturbing activities. Note: the CRS noted the IDP as Appendix A, but the Appendix was missing from the report.

WA Dept. of Archeology and Historic Preservation (DAHP):

A letter concurring with the Cultural Resource Survey by Plateau has been received (see attached letter dated November 4, 2024). The following conditions of approval were included in the concurrence letter.

Condition of Approval.

- x) An Inadvertent Discover Plan implemented into scope of work. This condition will need to be met prior to any ground disturbing activities. Note: the CRS noted the IDP as Appendix A, but the Appendix was missing from the report.

City of Spokane Historic Preservation Office:

Condition of Approval.

- y) An Inadvertent Discover Plan implemented into scope of work. This condition will need to be met prior to any ground disturbing activities. Note: the CRS noted the IDP as Appendix A, but the Appendix was missing from the report.

City of Spokane Parks Department:

General Comment.

Current city park distribution standards as outlined in the '2022 park and natural lands master plan' adopted by the City Park Board and City Council require a developed public park be within a 10-minute (1/4 mile) walk of all city residents. The proposed development is within the

service area of both 'Drumheller Springs Park', and public natural land, and 'Emerson Park', a developed city park. No developer contribution to park lands is required.

Conditions of Approval.

- z) The proposed development is in the immediate vicinity of 'Drumheller Springs Park', a City of Spokane public park land protected in its natural state. Applicant shall ensure no construction activity (including soil disturbance, material staging, contractor parking, etc.) impact any portion the park property at any time. This includes 'upper' park lands accessible from West Ash Place and 'lower' park lands accessible from N. Ash St.
- aa) Contractor shall not obstruct public access to park lands at any time during construction.

WA state Department of Ecology:

General Comment.

Please see the entirety of the WA Department of Ecology comment submittal Dated January 11, 2024, and enclosed in this comment letter. Generally, Ecology provided standard language regarding their Hazardous Waste and SEPA review. Should you have questions about information presented in the Ecology comment letter, please feel free to reach out to Cindy Anderson at (509) 655-1541 or via email at Cindy.Anderson@ecy.wa.gov.

Avista:

The following comments need to be addressed prior to approval of final plat.

General Comment/Condition.

- bb) For this preliminary plat, please dedicate 10' dry utility easements behind any border easements and sidewalk ROW. A possible 10' dry utility easement along the North and South parcel line on final plat depending on design for electric and gas installation.

The following dedication language on the face of the plat:

M. Owen Note: Development Services Center will work with Avista and the applicant to develop appropriate dedication language to be included on the face of the plat that addresses Avista's franchise agreement. The final language may differ from the requested language below.

- N. Dry utility easements (electric, gas, phone, fiber, cable, tv, etc.) as shown on the herein described plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, relocation, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground/OH facilities; and the right to trim and/or remove trees, bushes, and landscaping that interfere with serving utilities. Serving utilities have the right to prohibit surface structures of brick, rock, masonry, etc. that may interfere with the rights granted herein. Storm drain, dry wells, and water meter boxes shall not be placed within the dry easements, however, lateral crossings by storm drain and sewer lines are permitted. Serving utility companies are granted the right to install utilities across private streets, driveways, alleys, border easements, tracts and future acquisition areas.

City of Spokane Building Department:

General Comments.

The following comments are general in nature and intended to assist throughout the platting and development process (See email follow-up from Steve McClraith dated 01/18/24). Steep slopes will be the main concern for any structures proposed on these lots.

- cc) Since these will be reviewed under IRC code, Sec. R403.1.7 would apply for setbacks to slopes greater than 33%. If compliance with this cannot be attained by placing the structures in accordance with the setbacks as per this section, then Geotech/Engineering

will be required. Lots 5-11 are of particular concern, but other lots may also be included in this depending on the size and location of the proposed structures.

- dd) In other developments a Geotech report has been done for the entire plat with recommendations. Since our understanding is that these will more than likely be attached units, it would be helpful for Building approval on permits to have this Geotech report provided at permit submittal, and the foundations be designed by an engineer incorporating the recommendations/requirements of the Geotech report.
- ee) Also in other developments, retaining walls have been constructed to mitigate the adjacent steep slopes. Such retaining walls would need to be engineered and permitted separately. A Geotech/engineers report indicating the setbacks to the retaining wall for structures would then suffice to meet the code requirement (as per R403.1.7.4)

Engineering, Erik Johnson:
Revisions Required.

1. Please show the proposed street names for the private lanes. Existing roadway names can be searched on our mapping website at maps.spokanecity.org. Preapproved road names shall also be identified prior to submitting for addresses and utilities.

Conditional Approvals.

The following comments and conditions of approval will need to be addressed prior to final plat approval.

General

- ff) Maintenance and access for stormwater facilities, utilities, and any other shared items shall be addressed in the dedicatory language on the final plat.

Wastewater Management

- gg) Mutual Use & Maintenance Agreement / Covenants are required on the plat language for both sanitary sewer and storm drainage and should be recorded on all associated properties.
- hh) For the conceptual stormwater report, the following items need to be corrected or clarified:
 - a. The design deviation for the conceptual stormwater report for the proposed discharge rate of 0.05cfs must be submitted and approved prior to approval of the final plat.

Street & Lot Layout

- ii) The proposed alleys shall be a private driveway located in a tract and shall be given a name with the suffix "Lane". Preapproved road names shall be identified prior to submitting for addresses and utilities. Existing roadway names can be searched on our mapping website at maps.spokanecity.org. Please provide suggestions for a private roadway name to jeliason@spokanecity.org.

Per Section 17D.050A.060 Roadway Naming Standards:

- a. Duplicate roadway names will not be allowed. Any roadway name shall not duplicate any county roadway names unless the new roadway is in alignment with the existing county roadway.
 - b. Roadways with the same root name but different suffix (that are not in reasonable alignment with the existing roadway) will be considered as a duplicate roadway name, e.g., Chesterfield Drive or Chesterfield Lane and thus disallowed.
- jj) The shared nature of the private access will require the formation of a Homeowner's Association (HOA), or other suitable entity, for maintenance and repair.

Water

kk) There is an existing 6" ductile iron water main in Ash Place that may be able to provide this development with adequate water.

- a. A master meter will be required for this development as proposed. The master meter vault shall be located within three feet of the property line adjacent to North Ash Place. A water service connection is required to serve each lot.
- b. An overall water plan and hydraulic analysis must be submitted to the Development Services Center for review and acceptance. The hydraulic analysis must include supporting calculations for domestic and fire flows.
- c. The developer will be responsible for all costs associated with design and construction of water improvements necessary to serve the proposed plat.
- d. The water system shall be designed and constructed in accordance with City standards. A pressure of 45 psi minimum at the property line is required for service connections supplying domestic flows. Pressures shall not drop below 20 psi at any point in the system during a fire situation. Pressures over 80 psi will require that pressure relief valves be installed at developer expense.
- e. In addition to the hydraulic analysis, construction plans shall be submitted to the Development Services Center for review and acceptance. The water system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.

Sewer

ll) There is an existing 8" PVC sewer main in Ash Place that may be able to provide sewer service to this project.

- a. The sanitary system serving this development, as proposed, shall be a private system. A minimum six-inch diameter PVC sewer connection is required for connection to the public main. A minimum six-inch diameter PVC connection is required when providing service to three or more dwelling units. A minimum four-inch diameter PVC side sewer can serve up to a maximum of two dwelling units on the same parcel. Each parcel shall have its own service connection.
- b. The developer will be responsible for all costs associated with design and construction of sanitary sewer improvements necessary to serve the proposed plat.
- c. The sanitary sewer system shall be designed and constructed in accordance with City standards.
- d. Construction plans shall be submitted to the Development Services Center for review and acceptance. The sanitary sewer system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.

Stormwater

mm) The shared nature of the proposed stormwater tract requires the formation of a HOA, or other suitable entity, for maintenance and repair.

nn) A Final Drainage Report and plan will be required to be submitted prior to final plat. The final drainage report should be verified for consistency of the method of stormwater treatment and disposal (e.g. detention/retention/bioswale/gravel gallery are all mentioned

for proposed solutions).

- oo) All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Stormwater Facilities", the 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. Pre-development flow of any off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to development of the plat, based on a 50-year design storm. An escape route for a 100-year design storm must be provided.
 - a. If proposing to discharge offsite, a Design Standards Variance will be required to be approved prior to accepting civil plans.
 - b. Due to the shallow bedrock in the area, Underground Injection Control (UIC) registration may be a challenge to achieve. In accordance with State Law, existing and proposed Underground Injection Control structures need to be registered with the Washington State Department of Ecology. Proof of registration must be provided prior to plan acceptance.
 - c. Prior to final plat, a final drainage report and plan shall be submitted to the Development Services Center for review and acceptance.
 - d. An erosion / sediment control plan, detailing how dust and runoff will be handled during and after construction, shall be submitted to the Development Services Center for review and acceptance prior to construction.

pp) A design variance for the stormwater facilities to be reviewed and approved by the City. Predevelop flows (both rate and volume) may not be exceeded in the post development condition.

General Comments and Conditions

The following comments are relatively general in nature and include conditions of approval. These comments and conditions are intended to assist you throughout the final plat process and development of the site.

- qq) Addresses must be shown on the face of the final plat. Please contact The City of Spokane Addressing team at addressing@spokanecity.org to develop addresses prior to submitting the final plat.
- rr) Private CCRs addressing shared access, utilities, maintenance of tracts, etc. (as applicable) will be required to be provided to Development Services for review and approval prior to recording and final plat approval.
- ss) Any unused existing curb cuts shall be removed and replaced with city standard curb and sidewalk.
- tt) All easements whether existing or proposed, must be shown on the face of the final plat. If blanket in nature, please reference the easement in a Surveyor's Note.
- uu) Lot plans, stamped and signed by a Professional Engineer, shall be prepared for residential lots as per the criteria listed in Appendix 3C of the Spokane Regional Stormwater Manual and submitted to the City of Spokane for review and acceptance prior to the final plat. Please prepare these and submit to Engineering.
- vv) Construction plans for street, sewer, water and storm water systems must be designed

by a Professional Engineer, licensed in the State of Washington, and submitted to the Development Services Center for review and acceptance prior to construction.

- ww) Plan review fees for sanitary sewer, water, street, and storm water improvements will be determined at the time of plan submittal and must be paid prior to the start of review.
- xx) In accordance with the City's Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion / sediment control improvements not constructed prior to approval of the final plat. Sewer and water improvements necessary to serve the plat cannot be bonded for.

STATEMENTS TO BE INCLUDED IN THE DEDICATORY LANGUAGE

- O. Ten-foot utility and drainage 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.
- P. 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 Development Services Center prior to the issuance of any building and/or grading permits.
- Q. 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 Development Services Center and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.
- R. The water system shall be designed and constructed in accordance with City Standards. A pressure of 45 psi minimum at the property line is required for service connections supplying domestic flows. Pressures shall not drop below 20 psi at any point in the system during a fire situation. Pressures over 80 psi will require that pressure relief valves be installed at the developer's expense.
- S. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Storm water Facilities", the 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. Pre-development flow of off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to development of the plat, based on a 50-year design storm. An escape route for a 100-year design storm shall be provided.
- T. No building permit shall be issued for any lot in this plat until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC 17.060 "Stormwater Facilities", the Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and the Project Engineer's recommendations, based on the drainage plan accepted for this final plat, have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to Developer Services for review and acceptance prior to issuance of a building permit.
- U. Slope easements for cut and fill, as deemed necessary by the Development Services Center in accordance with City Design Standards, are granted along all public right of ways.
- V. 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.

- W. All public improvements (street, sewer, storm sewer, and water) shall be constructed to City standards prior to the occupancy of any structures served by said improvements.
- X. No building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer has been provided showing that sanitary sewer and water improvements, constructed to City standards, have been provided to the lot in question.

Spokane Regional Emergency Communications:

General Comments.

Comments from Spokane Regional Emergency Communications are general in nature and intended to assist throughout the platting and development process. Our addressing team will work with Spokane Regional Emergency Communications to ensure that new units are addressed appropriately (See email follow-up from Joe Sacco dated 08/04/24).

Other Comments received from the public prior to the public comment period:

Please note that no residents/other interested parties provided comments during the 3rd agency review period.

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:

Erik Johnson, Engineering (email dated 12/23/24)

From: [Johnson, Erik D.](#)
To: [Owen, Melissa](#)
Cc: [Palmquist, Tami](#); [Brown, Eldon](#); [Nilsson, Mike](#); [Kuhn, Dalton](#); [Eliason, Joeline](#)
Subject: RE: Request for Agency Comments (4th Request) - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 12/17/2024
Date: Monday, December 23, 2024 1:13:18 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)

Melissa,

After reviewing this latest submittal, Engineering has the following comments

Comments to be Addressed Prior to Preliminary Plat Technical Completion

1. Please show the proposed street names for the private lanes.
Existing roadway names can be searched on our mapping website at maps.spokanecity.org. Preapproved road names shall also be identified prior to submitting for addresses and utilities.

Additional Comments to be Addressed Prior to Final Plat

1. Maintenance and access for stormwater facilities, utilities, and any other shared items shall be addressed in the dedicatory language on the final plat.
2. A design variance for the stormwater facilities to be reviewed and approved by the City. Predevelop flows (both rate and volume) may not be exceeded in the post development condition.

Thanks,



Erik Johnson | City of Spokane | Engineering Technician IV
☎ Office 509.625.6883 | 📱 Cell 509.995.0870 | edjohnson@spokanecity.org

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Thursday, December 19, 2024 8:18 AM
To: Johnson, Erik D. <edjohnson@spokanecity.org>
Subject: RE: Request for Agency Comments (4th Request) - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 12/17/2024

Erik – that should be fine. I normally set aside a week for comment coordination so this will still