

September 6, 2024

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

RE: 2nd Agency Review of File # Z23-587PPLT (FINAL COMMENTS)

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. The following comments were received from various departments and agencies that require addressing before this application can be considered technically complete and proceed to Notice of Application and Public Hearing.

Planning, Melissa Owen:
Corrections Required.

The following comments are required to be address prior to deeming the application Technically Complete.

Surface Water

1. A local resident called during the agency review period identifying the presence of seasonal standing water on the subject site. While no standing water was encountered during the preliminary geotechnical evaluation, the geotechnical report notes the expectation of seasonal groundwater perching above bedrock where present (bottom of page 2 and top of page three of the geotechnical report). As such a wetland delineation is merited to determine if a wetland exists on the subject site.

Geotechnical report

2. The geotechnical report needs to be updated to reflect the City of Spokane Code (17E.040 The current report details references Spokane County.
3. The geotechnical report references division of land into three tracts. This is inconsistent with the proposed layout which includes 20 lots for attached units and several tracts.

Plat Map:

4. The plat map site data table includes a total impervious surface number that does not match the total impervious coverage identified in the SEPA submittal of 35-40% of the land area. Please revised the site data table to address this inconsistency.
5. Please identify the proposed use/structure type shown on Tract D. This appears to be a stormwater-related facility, but there is no detail related to this structure on the plat map.
6. Please clarify the proposed use of each tract.
7. Please verify that L3B1, L1B2 meet the minimum lot depth of 80' over at least 16' of width. Each lot does need to meet both the lot depth for 16' of width minimum as required under 17C.400.010.
8. As previously indicated by planning and engineering, the vehicular access to each unit will be private; however, this correction was not included in the revised submittal. Please

continue to work with engineering staff on this aspect of the project and update the map and other application materials accordingly.

- i. Please note that wastewater may have additional comments regarding utility easement language once the map reflects private vehicular access to the site. Any easement language will be identified as for addition to the final plat dedication page. See enclosed email from Duane Studer dated 07/30/24.
9. Basic pedestrian standard in residential zones includes separated sidewalk – a 5' wide sidewalk with minimum 5' wide continuous plant strip between the curb and walk. Please update the plan map to include separated sidewalk along N. Ash Place (or as an alternative to providing a continuous planting strip between the curb and sidewalk, tree wells may be cut into the existing sidewalk with a new 5' wide sidewalk to the property size of the existing sidewalk to address the basic residential-zone requirements for separated sidewalk).
10. If no internal pedestrian connection will be provided from block 3 homes to the adjoining public sidewalk along Ash Street, please show how pedestrian will travel between the public sidewalk located along Ash Place and building entrances of homes located on block 3 lots. In addition to meeting concurrency standards for pedestrian access, the interim zoning code under which this plat has received vesting includes design standards that address connectivity through front yard and entrance implementation (17C.400.030, subsections B and D).

SEPA

11. During the initial review planning requested clarification of the presence of erodible soils identified in the SEPA under Land and shoreline Use (subsection 8. h. on page 14 of 20) as the City's internal GIS maps were not showing any erodible soils in proximity to the proposal site. SEPA subsection 8. h. has been revised to state that "No part of the site has been classified as a critical area by the city or the county." Based on the City's definition of critical areas (any areas of frequent flooding, geologic hazard, fish and wildlife habitat, aquifer sensitive areas, or wetlands as defined under chapter 17E.010 SMC, chapter 17E.020 SMC, chapter 17E.030 SMC, chapter 17E.040 SMC, and chapter 17E.070.SMC) and supplemental materials provided for a 2nd agency comment period, the site is impacted by critical areas including potentially geologically hazardous areas and critical aquifer recharge area (moderate) for example.

Note: Based on the materials submitted for review and because implementation of the City's adopted standards for critical areas are intended to address basic mitigation in critical areas, planning is not requesting additional reports or specific mitigation plans at this time. The City's various critical area codes will continue to be reviewed for compliance throughout the final plat and construction-related permitting processes.

Note: Please be advised that M. Owen reached out to WDFW regarding habitat maps for this area and no habitat management plans are recommended. Please see email correspondence with Kyle Westerman on 08/26/24.

General Comments and Conditions of Approval.

The following comments are general in nature and intended to assist you throughout the platting 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) Residential Household Living uses (as defined in 17C.190.110) located within one-half (.50) mile walking distance of transit stops shall not be required to provide off-street vehicle parking Pursuant to Ordinance no. C36405 adopting a new Chapter 17C.405 (effective until July 9, 2024) and 17C.230.130 (Ordinance no. C36459, effective 01/01/2024); 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.*

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:
 - a. the plat is made with the free consent and in accordance with the desires of the owners of the land;
 - b. 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;
 - c. the owners adopt the plan of lots, blocks, and streets shown;
 - d. 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:

Revisions Required.

12. Turning radii for fire apparatus is 28' internal and 50' external.

Conditions of Approval.

- o) 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.
- p) "Fire Lane – No Parking" signage is required on both sides of the internal "driveway" every 50'.
- q) 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 (no new comments during 2nd agency review from waste management – see enclosed original email from Kerry Deatrich dated 01/12/24).

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

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

Conditions of Approval.

- u) 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 (Please see letter form the Spokane Tribe Historic Preservation Officer dated July 25, 2024).

- v) 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):

Revisions Required.

13. Plateau CRM need to upload the Cultural Resource Report to WISAARD under 2024-01-00174 for comment response.

City of Spokane Historic Preservation Office:

Condition of Approval (updated).

- 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.

City of Spokane Parks Department:

No new comments from Parks as part of the 2nd Agency review – see enclosed original email from Nick Hamad on 01/16/2024.

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.

- x) 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.
- y) Contractor shall not obstruct public access to park lands at any time during construction.

WA state Department of Ecology:

General Comment (no new comments from DOE with 2nd request for agency comments – see original email from Cindy Anderson enclosed).

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 (No new comments received from Avista with 2nd agency review – see enclosed original email from Denise Marsh from Avista).

- z) 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:

- 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 (comments retained from 1st review).

The following comments are general in nature and intended to assist throughout the platting and development process (See email follow-up from Steve McIlraith dated 01/18/24).

Steep slopes will be the main concern for any structures proposed on these lots.

- aa) 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.
- bb) 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.
- cc) 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, Joelle Eliason:

Revisions Required.

The following comments are required to be address prior to deeming the application Technically Complete.

- 14. Primary access in and out of this plat must be via a private driveway located in a tract and named a "Lane" instead of an alley. City of Spokane will not approve new construction of public water and sewer mains in alleys due to access and maintenance concerns.
- 15. For the conceptual stormwater report, the following items need to be corrected or clarified:
 - a. The report includes the reference "Per City guidelines, the site is allotted to discharge at a rate of 1.5 gallon per minute per acre." Please clarify as this discharge rate applies for systems connecting to Hazel's Creek via a special connection agreement, it is not a City-wide standard.
 - b. The Geotechnical Conditions Report states that drywells and gravel galleries do not appear feasible due to the depth to basalt and recommends alternative methods such as retention or evaporation ponds. The conceptual drainage plan includes a gravel gallery.
 - c. The conceptual drainage plan shows an overflow discharge to the city system. Per the SRSM, the overflow path shall drain toward the natural discharge point of the contributing basin. Please provide a down-gradient analysis for the proposed discharge and compare to the pre-developed condition.
 - d. The Basin Summary for POST Basins 2 and 3 states that "For this analysis, it was presumed that all generated stormwater will be maintained on site, with flows exiting

- the City stormwater system only in the frozen-ground condition”. Please provide the analysis for both basins and indicate where runoff will be maintained on site.
16. Per SMC 17G.080.040(B)(2)(r), locations of existing easements shall be included on the preliminary plat map.
- a. Per Kelly Final City Short Plat (AFN 7249860), there is a ten-foot easement for utilities along the Ash Place street frontage.
 - b. Please show or reference easement with AFN 8905230018.
 - c. The neighboring property to the south currently has a driveway crossing the SE corner of this preliminary plat with (2) approaches adjacent to this parcel’s frontage. Please show the proposed easement to be established for this driveway access or its removal.

General Comments and Conditions of approval:

The following comments must be addressed prior to final plat approval.

Street & Lot Layout Comments

- dd) 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.

(M. Owen Note: While the private driveway is not a private street, both engineering and Emergency Management Services are requiring that the private driveway be named per the roadway naming standards.)

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.
- ee) 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 Comments

- ff) There is an existing 6” ductile iron water main in Ash Place that may be able to provide this development with adequate water.
- gg) 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.
- hh) 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.
- ii) The developer will be responsible for all costs associated with design and construction of water improvements necessary to serve the proposed plat.
- jj) 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.

- a. 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 Comments

- kk) 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.
 - 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 Comments

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

General Comments and Conditions of Approval

- oo) 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.
- pp) 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.
- qq) Any unused existing curb cuts shall be removed and replaced with city standard curb and sidewalk.
- rr) 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.
- ss) 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.
- tt) 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.
- uu) 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.
- vv) 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.

Dedications to be added to the "final" Plat Dedication Page.

- O. Ten-foot utility and drainage easements as shown hereon 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 one resident provided public comments during the 2nd agency review period. This communication will be included in the record for Hearing Examiner review and are enclosed. Please note that in addition to the comments included in this comment package, additional general emails/calls were received requesting more information and/or to be added to communications for notice of public comment.

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):

Planning (comments incorporated into this letter)

Duane Studer, City of Spokane Wastewater Management (email chain ending 07/30/24).

Cara Geiger, City of Spokane Taxes and Licenses (email dated 07/26/24)

Dave Kokot, City of Spokane Fire Protection Engineer (email dated 07/29/24)

Kerry Deatrich, City of Spokane Waste Management (email dated 01/12/24)

Inga Note, City of Spokane Integrated Capital Management (email dated 07/25/24)

Randy Abrahamson, Spokane Indians Tribal Historic Preservation Officer (letter dated 07/25/24)

Sydney Hanson, WA Dept of Archeology and Historic Preservation (email dated 08/07/24)

Logan Camporeale, Spokane City/County Historic Preservation Office (email dated 07/24/24)

Nick Hamad, City of Spokane Parks (email 01/16/24)

Cindy Anderson, WA Dept of Ecology (letter dated 01/11/2024)

Denise Marsh, Avista Real Estate Rep. (email dated 01/19/2024)

City of Spokane Building Dept. (email dated 07/25/24)

Joe Sacco, Spokane Regional Emergency Communications (08/04/24)

Public Comments received during 2nd agency review period (initial review):

Ted Teske (email and comment attachment)

Kyle Westerman, Washington Dept. of Fish & Wildlife (email dated 08/26/24)

Engineering (memo dated 09/03/24)

From: [Studer, Duane](#)
To: [Owen, Melissa](#)
Cc: [Hanson, Rich](#); [Morris, Mike](#); [Nilsson, Mike](#)
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24
Date: Tuesday, July 30, 2024 1:46:34 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thanks Melissa, very helpful. I agree and would add to the driveway tract language to also cover utilities if it ends up private.

We'll see what they come back with in response to info request.

Thanks,
Duane.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Tuesday, July 30, 2024 8:28 AM
To: Studer, Duane <dstuder@spokanecity.org>
Cc: Hanson, Rich <rahanson@spokanecity.org>; Morris, Mike <mmorris@spokanecity.org>; Nilsson, Mike <mnilsson@spokanecity.org>
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24

Duane,

While the applicant has stated that they want the alley like access to be a public alley, the comments from engineering staff are that access will need to be retained as a private access tract as the configuration does not meet city standards for a public alley. This was comment number 1, from engineering in the request for more information document after the first round of review (copied and pasted below).

Development Services Center, Engineering:
Revisions/More Information Required.

The following comments are required to be address prior to deeming the application Technically Complete. Engineering will provide a full set of comments receipt of the following additional information and corrections. See follow-up email between planning and engineering dated 01/18/24.

1. Primary access in and out of this plat must be through a tract owned and maintained by an HOA. Please submit a revised plat map with the private access driveway labeled as a tract.
 - a. Private CCRs addressing shared access, utilities, etc. (as applicable) will be required to be reviewed and approved prior to recording and final plat approval.
2. Please provide a concept drainage report (per Spokane Regional Stormwater Manual

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



From: Studer, Duane <dstuder@spokanecity.org>

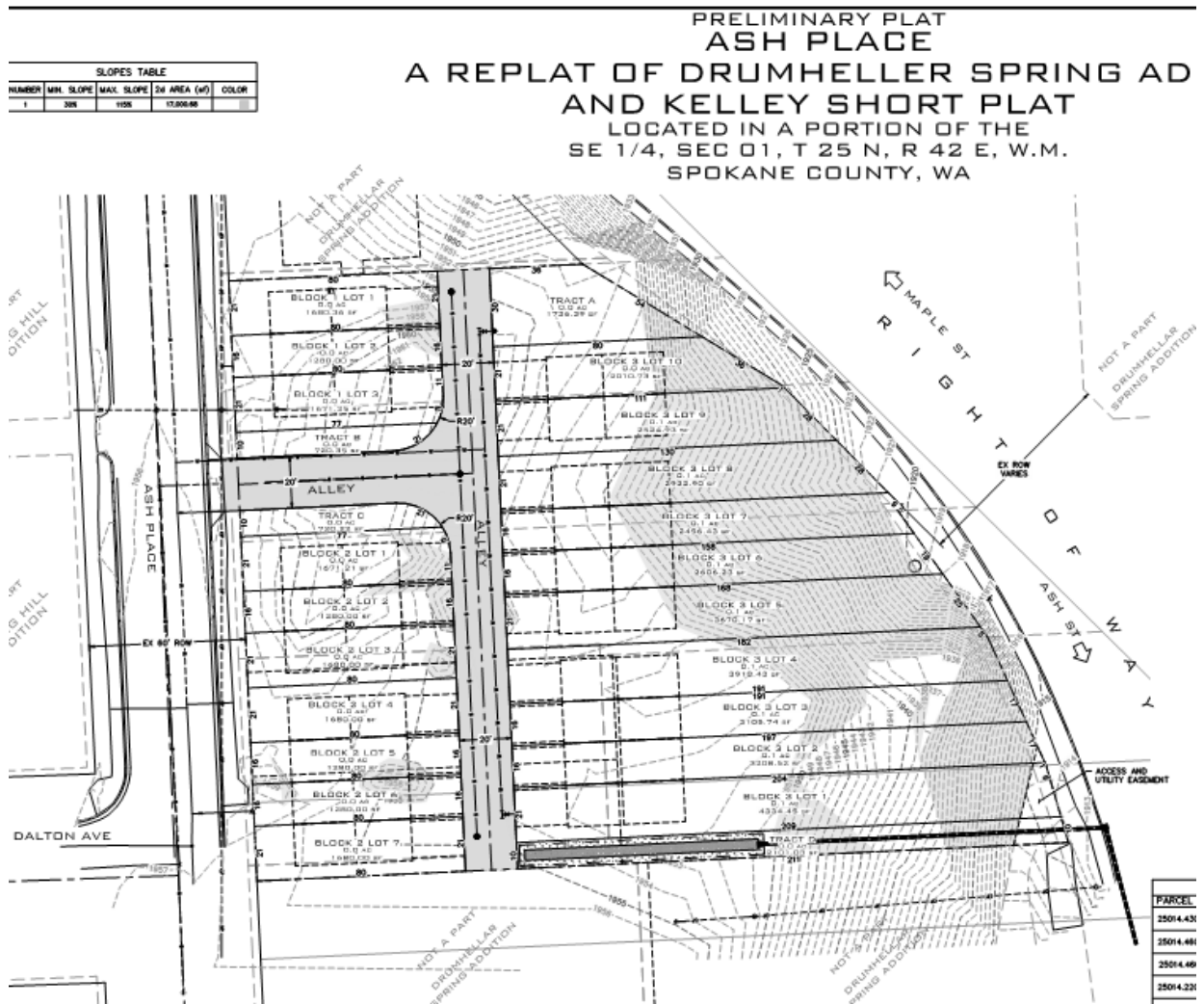
Sent: Tuesday, July 30, 2024 8:03 AM

To: Owen, Melissa <mowen@spokanecity.org>

Cc: Hanson, Rich <rahanson@spokanecity.org>; Morris, Mike <mmorris@spokanecity.org>; Nilsson, Mike <mnilsson@spokanecity.org>

Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24

Ok, so these are be requested as private "lane" streets it sounds.
Duane.



From: Owen, Melissa <mowen@spokanecity.org>

Sent: Thursday, July 25, 2024 7:55 AM

To: Studer, Duane <dstuder@spokanecity.org>

Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for

Comments - Comments Due 08/07/24

Duane,

This is not a PUD. The alley like access will be private based on communications to the applicant from the DSC and other city departments as the "alley" does not meet city standards for a public alley.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Studer, Duane <dstuder@spokanecity.org>

Sent: Thursday, July 25, 2024 6:54 AM

To: Owen, Melissa <mowen@spokanecity.org>

Subject: Re: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24

Melissa,

Is this planned to be a PUD and private?

Duane.

Get [Outlook for iOS](#)

From: Owen, Melissa <mowen@spokanecity.org>

Sent: Wednesday, July 24, 2024 3:36:52 PM

To: Webb, Scott <scotwebb@gmail.com>; Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@FCY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Cannon, Mike <XXXmcannon@spokanecity.org>; Carson, Barb <BarbCa@spokaneschools.org>; Chanse, Andrew <achanse@spokanelibrary.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; Corkins, Karen <karen@s3r3solutions.com>; Cross, Rita (USPS) <rita.m.cross@usps.gov>; Dahl, Lance <ldahl@spokanecity.org>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@spokanecity.org>; Deatrich, Kerry <kdeatrich@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; Development Review Spokane Transit <developmentreview@spokanetransit.com>; Development Services Center Building Plans Examiner <eradsbpe@spokanecity.org>; distrate

From: [Geiger, Cara](#)
To: [Owen, Melissa](#)
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24
Date: Friday, July 26, 2024 1:34:07 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Okay, thank you! I might have gotten the 4701 & 4201 mixed up. Approved!!

Cara Geiger | CITY OF SPOKANE | TAXES & LICENSES SPECIALIST
509.625.6070 main | 509.625.6341 personal | cgeiger@spokanecity.org | spokanecity.org

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From: Owen, Melissa <mowen@spokanecity.org>
Sent: Friday, July 26, 2024 1:29 PM
To: Geiger, Cara <cgeiger@spokanecity.org>
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24

Cara,

I'm not seeing a 3520 N Ash Pl. There is a 3250 N Ash Place (parcel 25014.4201). The 3250 address is not affiliated with this Ash Place proposal.

There are several old addresses associated with the proposal – maybe check these as well:
3246, 3242, 3238, 3230, and 3224 N Ash.

Thanks.

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Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Geiger, Cara <cgeiger@spokanecity.org>
Sent: Thursday, July 25, 2024 2:05 PM

From: [Kokot, Dave](#)
To: [Owen, Melissa](#)
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24
Date: Thursday, August 8, 2024 9:49:28 AM
Attachments: [image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Yes, that is fine.

David F. Kokot, P.E. | Spokane Fire Department | Fire Protection Engineer
509.625-7056 | fax 509.625.7006 | dkokot@spokanefire.org | spokanefire.org



We enhance your quality of life, always earning your trust, by saving lives, preventing harm and protecting property with compassion and integrity.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Thursday, August 8, 2024 9:08 AM
To: Kokot, Dave <dkokot@spokanecity.org>
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24

Dave,

I have a couple of clarifying items for you on your comments.

Engineering has indicated that the access will need to be private. Can I update your comments to address the private access driveway/eaement/tract instead of a public alley that the applicant team continues to include in their materials.? Please see the below proposed modifications.

City of Spokane Fire Protection Engineer:

Revisions Required.

1. Turning radii for fire apparatus is 28' internal and 50' external. Meeting fire access requirements is required for the proposed vehicular access to the site.
2. ~~Streets~~ Vehicular/fire access and utilities need to be constructed and approved prior to building permits being issued.

Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Kokot, Dave <dkokot@spokanecity.org>
Sent: Monday, July 29, 2024 12:30 PM
To: Owen, Melissa <mowen@spokanecity.org>
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24

1. Turning radii for fire apparatus is 28' internal and 50' external.
2. Streets and utilities need to be constructed and approved prior to building permits being issued.

David F. Kokot, P.E. | Spokane Fire Department | Fire Protection Engineer
509.625-7056 | fax 509.625.7006 | dkokot@spokanefire.org | spokanefire.org



We enhance your quality of life, always earning your trust, by saving lives, preventing harm and protecting property with compassion and integrity.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, July 24, 2024 3:37 PM
To: Webb, Scott <scotwebb@gmail.com>; Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Cannon, Mike <XXXmcannon@spokanecity.org>; Carson, Barb <BarbCa@spokaneschools.org>; Chanse, Andrew <achanse@spokanelibrary.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; Corkins, Karen <karen@s3r3solutions.com>; Cross, Rita (USPS) <rita.m.cross@usps.gov>; Dahl, Lance <ldahl@spokanecity.org>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@spokanecity.org>; Deatrich, Kerry <kdeatrich@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; Development Review Spokane Transit <developmentreview@spokanetransit.com>; Development Services Center Building Plans Examiner <eradscebpe@spokanecity.org>; distrate (dcistrate@spokanecounty.org)

Owen, Melissa

From: Deatrich, Kerry
Sent: Friday, January 12, 2024 11:34 AM
To: Owen, Melissa
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

Hi Melissa,

We can make the turns. It will be tight and they'll need a garage to store their carts. The roadway must be built to hold the weight of our trucks and need to be cleared of ice and snow.

Kerry

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, January 10, 2024 5:22 PM
To: Deatrich, Kerry <kdeatrich@spokanecity.org>
Subject: FW: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

Kerry – I'm wondering if you might be able to take a look at this proposal and provide some feedback. I know that normally, solid waste doesn't get involved too much until construction, but engineering and planning would like to address how trash will be collected given the proposed layout. Please note that engineering will likely be requesting a wider driveway tract – current thoughts are at least 22' wide. Please also note that their comments are that the access shown between the two rows of lots will need to be a tract for access and utilities instead of a public alley.

Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Owen, Melissa
Sent: Friday, December 29, 2023 10:57 AM
To: Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Cannon, Mike <mcannon@spokanecity.org>; Carson, Barb <BarbCa@spokaneschools.org>; Chanse, Andrew <achanse@spokanecity.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya

From: [Note, Inga](#)
To: [Owen, Melissa](#)
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24
Date: Thursday, July 25, 2024 8:02:51 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Melissa,

Looks like they sorted out the easement for the existing driveway. My only other comment would be for a condition of approval that we discussed in the last round.

- a. **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.**

Thanks,
Inga

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, July 24, 2024 3:37 PM
To: Webb, Scott <scotwebb@gmail.com>; Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven
Subject: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24

Hello,

Please find attached the Request for Agency Comments (2nd Request for Comments), Applicant Response Letter to the request for more information letter associated with the 1st review, revised preliminary plat map, updated SEPA checklist, concept drainage report, and cultural resource report for the following project:

Ash Place Preliminary Long Plat (20-lot preliminary long plat for attached housing units processed as a type III application – this number has been reduced from 21 buildable lots in the initial review).

File/Application Number: Z23-587PPLT

Location: 3242, 3230, and 3224 N Ash Place (Parcels 25014.4207/.4701/.4702); SE 1/4 S.01, T.25N., R.42E., W.M.

Please note that the preliminary long plat application materials are available on the City's project webpage: Visit <https://my.spokanecity.org/projects/ash-place-preliminary-long-plat/>

Please send all comments to Melissa Owen, Assistant Planner II at mowen@spokanecity.org by **August 7, 2024, at 5PM.**

Thank you.



Spokane Tribe of Indians
Tribal Historic Preservation Officer
P.O. Box 100 Wellpinit WA 99040

July 25, 2024

To: Melissa Owen, Planner

Re: Ash Place Z23-587PPLT

Ms. Owen,

Thank you for contacting the Tribe 's Historic Preservation Office. We appreciate the opportunity to provide a cultural consult for your project, the intent of this process is to preserve and protect all cultural resources whenever protection is feasible.

After archive research and cultural survey completed, the Spokane Tribe will concur with *“no historic properties affected.”*

RE: An Inadvertent discovery plan implemented in the Scope of work.

With this letter this project may proceed with the respect of cultural resources.

However, if any artifacts or human remains are found upon inadvertent discovery, this office should be notified immediately and the work in the area cease. Should additional information become available, or scope of work change our assessment may be revised.

And consider this a positive action that will assist us in protecting our shared heritage.

Sincerely,

Randy Abrahamson
Tribal Historic Preservation Officer.
509-258-4222

From: [DAHP SEPA](#)
To: [Owen, Melissa](#)
Cc: [jfitzpatrick](#)
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24
Date: Wednesday, August 7, 2024 3:26:19 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Melissa,

We will need Plateau CRM to upload their report to WISAARD under 2024-01-00174. Justin, I have given you access to the project.

Also, we generally ask that cultural resource reports aren't sent out in mass emails. This is because they may contain sensitive information, including the locations of nearby archaeological sites.

Thanks!

All the best,

Sydney Hanson, MA (she/her) | **Local Government Archaeologist**
Eastern Washington & Columbia River Counties
360.280.7563 | sydney.hanson@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

Please consider the environment before printing this email

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, July 24, 2024 3:37 PM
To: Webb, Scott <scotwebb@gmail.com>; Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy (ECY) <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <cavertyt@spokanecity.org>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Cannon, Mike <XXXmcannon@spokanecity.org>; Carson, Barb <BarbCa@spokaneschools.org>; Chanse, Andrew <achanse@spokanelibrary.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; Corkins, Karen <karen@s3r3solutions.com>; Cross, Rita (USPS)

From: [Camporeale, Logan](#)
To: [Owen, Melissa](#)
Cc: [Duvall, Megan](#); [Randy Abrahamson](#); [Levesque, Maddie \(DAHP\)](#)
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24
Date: Wednesday, July 24, 2024 3:54:17 PM
Attachments: [image006.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Good afternoon, Melissa,

Thanks for sending this along. I am glad to see that the survey did not turn up any potentially eligible sites. I am also glad to see that the consultants prepared an Inadvertent Discovery Plan, however the plan does not seem to have been attached to the document. They have an "Appendix A" but there are no subsequent pages. Despite the survey yielding no eligible site, this is still an area with a high likelihood of discovering a potentially eligible site when ground disturbing activities commence. Could you please request that the IDP be provided and that it be part of the final plat conditions.

Best,

Logan Camporeale

Historic Preservation Specialist

City/County of Spokane

808 W. Spokane Falls Boulevard

Spokane, WA 99201-3329

Office: 509-625-6634

Cell: 509-564-4814

lcamporeale@spokanecity.org | www.historicspokane.org



From: Owen, Melissa <mowen@spokanecity.org>

Sent: Wednesday, July 24, 2024 3:37 PM

To: Webb, Scott <scotwebb@gmail.com>; Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon

Owen, Melissa

From: Hamad, Nicholas
Sent: Tuesday, January 16, 2024 4:50 PM
To: Owen, Melissa
Subject: Comment - Ash Place Preliminary Long Plat

Hello Melissa,

After reviewing the 'Ash Place' preliminary long plat application, City of Spokane Parks offers the following comments:

- 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.
- 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.
- Contractor shall not obstruct public access to park lands at any time during construction.

nick



Nick Hamad, PLA | Park Planning and Development Manager | City of Spokane Parks & Recreation

Desk: 509.363.5452 | Cell: 509.724.3639 | SpokaneParks.org

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

January 11, 2024

Melissa Owen
Assistant Planner
City of Spokane Planning & Development
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329

Re: Ash Place Preliminary Long Plat
File: Z23-587PPLT

Dear Melissa Owen:

Thank you for the opportunity to comment on the Ash Place Preliminary Long Plat project (Proponent: Whipple Consulting Engineers, Inc). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Hazardous Waste and Toxics Reduction Program

Please keep in mind that during the construction activities associated with the Ash Place Preliminary Long Plat project, some construction-related wastes produced may qualify as dangerous wastes in Washington State. Some of these wastes include:

- Absorbent material
- Aerosol cans
- Asbestos-containing materials
- Lead-containing materials
- PCB-containing light ballasts
- Waste paint
- Waste paint thinner
- Sanding dust
- Treated wood

The Construction and Demolition website has a more comprehensive list and a link to help identifying and designating your wastes. Please visit <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>.

The applicant, as the facility generating the waste, bears the responsibility for all construction waste. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste.

For more information and technical assistance, contact Alex Bergh at (509) 385-5539 or via email at Alexandra.Bergh@ecy.wa.gov.

State Environmental Policy Act (SEPA)

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

For information on the SEPA Process, please contact Cindy Anderson at (509) 655-1541 or via email at Cindy.Anderson@ecy.wa.gov.

To receive more guidance on or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology
Eastern Regional Office
(Ecology File: 202306044)

Ec: Ben Goodmansen, E.I.T., Whipple Consulting Engineers, Inc.

Owen, Melissa

From: Marsh, Denise <Denise.Marsh@avistacorp.com>
Sent: Friday, January 19, 2024 5:11 PM
To: Owen, Melissa
Subject: RE: [External] FW: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Melissa,

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. Following dedication language to be included in plat:

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.

Thank you for your patience.

Denise Marsh

Real Estate Rep.



Avista Corporation
1411 E. Mission Ave
PO Box 3727 MSC-25
Spokane, WA 99220-3727

P (509) 495-4940
C (509) 342-9098

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, January 17, 2024 5:43 PM
To: Marsh, Denise <Denise.Marsh@avistacorp.com>; Pruitt, Larissa <Larissa.Pruitt@avistacorp.com>; Janssen, Christina <Christina.Janssen@avistacorp.com>; Mattocks, Sherri <Sherri.Mattocks@avistacorp.com>
Subject: [External] FW: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

From: [Development Services Center Building Plans Examiner](#)
To: [Owen, Melissa](#)
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24
Date: Thursday, July 25, 2024 10:06:47 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Building has not objections or corrections, can be approved as submitted.

Thank you,

Development Services Center is open Monday thru Friday 8:00am to 5:00pm in person, [online](#) or over the phone at 509.625.6300. [We are closed Wednesday mornings from 8am-11am.](#)



Trudy Enfield-Allred | Planning Specialist | Development Services Center
509.625.6114 | BuildingReview@spokanecity.org | my.spokanecity.org



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From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, July 24, 2024 3:37 PM
To: Webb, Scott <scotwebb@gmail.com>; Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Cannon, Mike <XXXmcannon@spokanecity.org>; Carson, Barb <BarbCa@spokaneschools.org>; Chanse, Andrew <achanse@spokanelibrary.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; Corkins, Karen <karen@s3r3solutions.com>; Cross, Rita (USPS) <rita.m.cross@usps.gov>; Dahl, Lance <idahl@spokanecity.org>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@spokanecity.org>; Deatrich, Kerry <kdeatrich@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; Development Review Spokane Transit <developmentreview@spokanetransit.com>; Development Services Center Building Plans Examiner <eradsbpe@spokanecity.org>; distrate (dcistrater@spokanecounty.org) <dcistrater@spokanecounty.org>; DNR Aquatics <dnrreaqleasingrivers@dnr.wa.gov>; Eliason, Joelle <jeliason@spokanecity.org>; Engineering Admin <eraea@spokanecity.org>; Eugene Aushev

From: [Sacco, Joe](#)
To: [Owen, Melissa](#); [Eckersley, Ryan](#); [Development Services Center Addressing](#); [Eliaison, Joeline](#)
Cc: [SREC - GIS](#); [Kokot, Dave](#); [Sandall, Frank J.](#); [Cravalho, Justin](#)
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24
Date: Monday, August 5, 2024 12:04:40 PM
Attachments: [image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Melissa,

Yes, that would be the preference for emergency services.

We are looking solely from the perspective of road naming and addressing standards, without consideration development code, fire code, turn radius requirements, etc.

But the addressing and road naming standards are very clear...

-Addressing is to be based on vehicular access to the structures. Given the topography you mention, I do not think it is reasonable to expect first responders to be able to access the buildings in Block 3 from Ash St.

-This makes the alleys the only access, and per my previous comments if that access is to 4 or more lots/units, the roadway needs to be named.

-All roadways within a plat need to be named.

-A named roadway cannot be an alley (except in downtown).

Just from our perspective, we don't care if it's private or public roadway, how wide it is or what surface type. Again, looking only at the Addressing Code, how we ensure emergency responders can get to those in need is by addressing properly off of the surfaces that provide access to them. Addressing to a frontage road hundreds of feet away and up a steep, rocky slope will not benefit first responders.

I've included some folks from Fire who I believe have also commented on some concerns. We will default to them. If they think this will not cause response issues with addressing Block 3 to Ash St, then we can manage the GIS and 911 systems that way.

Thanks,

Joe

Joe Sacco | GIS Manager | 509.202.7824



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pursuant to RCW 42.56. regardless of any claim of confidentiality or privilege asserted by an external party

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Monday, August 5, 2024 11:31 AM
To: Eckersley, Ryan <Ryan.Eckersley@srec911.org>; Sacco, Joe <Joe.Sacco@srec911.org>; Development Services Center Addressing <eradsca@spokanecity.org>; Eliason, Joelle <jeliason@spokanecity.org>
Cc: SREC - GIS <gis@srec911.org>
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24

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Ryan,

Both the existing Ash Place and Ash Street are existing public rights of way. All lots located in blocks 1 and 2 have frontage on Ash Place and all of the proposed lots located in block 3 have lot frontage along Ash Street. Given the topography associated with the Ash Street frontage, would the preference be to address block 3 units off the private alley like driveway for EMS purposes?

Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Eckersley, Ryan <Ryan.Eckersley@srec911.org>
Sent: Monday, August 5, 2024 10:18 AM
To: Owen, Melissa <mowen@spokanecity.org>; Sacco, Joe <Joe.Sacco@srec911.org>; Development Services Center Addressing <eradsca@spokanecity.org>; Eliason, Joelle <jeliason@spokanecity.org>
Cc: SREC - GIS <gis@srec911.org>
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good Morning,

Joe is on vacation this week so I will speak for him as to not hold you folks up on this. That is our request that each ally be a name private road as outlined within the current road name and addressing standards. As well as each lot, be addressed off these private roads. A quick concern I have is you mentioned each lot has public frontage on public right away. If these alleys remain an “ally”, what frontage is Block 3 in front of to be addressed off?

Thank you for your time,

Ryan Eckersley
GIS Analyst

Spokane Regional Emergency Communications
Cell: 509.638.7838
1620 N. Rebecca Street
Spokane, WA 99217



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From: Owen, Melissa <mowen@spokanecity.org>
Sent: Monday, August 5, 2024 9:34 AM
To: Sacco, Joe <Joe.Sacco@srec911.org>; Development Services Center Addressing <eradsca@spokanecity.org>; Eliason, Joelle <jeliason@spokanecity.org>
Cc: SREC - GIS <gis@srec911.org>
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24

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Joe – each lot has frontage on a public right of way – either N . The alley like access is for vehicle access to rear-loaded garages (if garages are provided). Would you like the alley like access to be named for EMS purposes? I’ve included our addressing team and Joelle in this email so that they can review your comments. Thank you.

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Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Sacco, Joe <Joe.Sacco@srec911.org>

Sent: Sunday, August 4, 2024 10:35 PM

To: Owen, Melissa <mowen@spokanecity.org>

Cc: SREC - GIS <gis@srec911.org>

Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Melissa,

Based on current Road Naming and Addressing standards, this number of lots/units requires access from a named roadway and alleys are to remain unnamed and unaddressed, with exceptions for downtown only.

Please require these roads to be named and addresses assigned appropriately.

Let me know if you need further clarification.

Thanks,

Joe

<https://my.spokanecity.org/smc/?Chapter=17D.050A>

[Section 17D.050A.050](#) Roadways to Which Naming Requirements Apply

A. New or unnamed existing roadways providing access to four (4) or more addressable parcels, structures, or units shall be named.

E. All roadways shall be named regardless of whether the ownership is public or private. Without limitation, this includes all roadways that are created within plats, short plats, binding site plans, PUDs and manufactured/mobile home parks.

[Section 17D.050A.060](#) Roadway Naming Standards

Q. Alleys should not be named or assigned addresses, except as permitting in the Downtown.

Joe Sacco | GIS Manager | 509.202.7824



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From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, July 24, 2024 3:37 PM
Subject: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - 2nd Request for Comments - Comments Due 08/07/24

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please find attached the Request for Agency Comments (2nd Request for Comments), Applicant Response Letter to the request for more information letter associated with the 1st review, revised preliminary plat map, updated SEPA checklist, concept drainage report, and cultural resource report for the following project:

Ash Place Preliminary Long Plat (20-lot preliminary long plat for attached housing units processed as a type III application – this number has been reduced from 21 buildable lots in the initial review).

File/Application Number: Z23-587PPLT

Location: 3242, 3230, and 3224 N Ash Place (Parcels 25014.4207/.4701/.4702); SE 1/4 S.01, T.25N., R.42E., W.M.

Please note that the preliminary long plat application materials are available on the City's project webpage: Visit <https://my.spokanecity.org/projects/ash-place-preliminary-long-plat/>

Please send all comments to Melissa Owen, Assistant Planner II at mowen@spokanecity.org by **August 7, 2024, at 5PM.**

Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



From: [Theodore Teske](#)
To: [Owen, Melissa](#)
Subject: Re: Ash Place Preliminary Long Plat - Z23-
Date: Wednesday, July 31, 2024 7:07:02 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Melissa,

Thank you for sharing this with us last week. I've gone through the revised materials and had some initial questions that I hope you can answer for me.

1. The SEPA application again makes reference to an attached geotechnical report, but that report is not included with the application uploaded to the City website. Is the link to the Concept Drainage Report on the website the referenced geotechnical and drainage report?
2. The revised site plan shows that the one townhome removed was located on the southern bluff-side of the project. It now lists that area as Tract D, but there is no description of what the structure is shown on the site plan. It looks like some sort of swale or drain with an outlet pipe leading down the bluff to Ash Street. Do you know what this structure is and how it will be constructed?
3. The SEPA application, and revised request for comments now use the phrase "alley-like access" to describe the vehicle access to the development. I don't see this phrase used in City code when discussing alleys or private roads. Where is this term found in code and how is it being applied to this project? My initial comments showed how City code does not envision a development of this size and density being accessed by only an alley. I can send those comments and code references to you again if you like.
4. What kind of screening is needed for the alley that dead-ends into the southern property line? The revised site plan still has the alley running right into the property line. It looks like the codes have changed or been revised since I submitted my initial comments, but I have to believe there is some sort of screening needed where their proposed alley dead-ends into our property line.

I will say, I appreciate the City's comments and clarification on retaining walls and needing to see those. I'm interested to see their grading plan and how that will work with the elevation difference between their property and ours. Please let me know if my questions need any clarification.

Thanks,
Ted Teske
509-990-5082

On Jul 24, 2024, at 4:32 PM, Owen, Melissa <mowen@spokanecity.org> wrote:

From: [Westerman, Kile W \(DFW\)](#)
To: [Owen, Melissa](#)
Subject: RE: clarification re: PHS map polygons
Date: Monday, August 26, 2024 10:47:53 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Melissa,

Thanks for reaching out to me about this. The bat polygons are pretty big, and really the only time that I would recommend a Habitat Management Plan for a development that is within those polygons is if there are old dilapidated buildings that are potential maternity roosts. Looking at this property and proposal I do not see any buildings. I don't know that I would suggest handing anything out for developments within the bat polygons as they are rather large and 99 percent of projects will not have any impacts. Again, the thing we are mainly concerned about are the maternity roosts which take place in old buildings or in attics, etc. Also, the Shrubsteppe layer is based on modeling and designed to be extra conservative (in terms of protection) and over identifies potential shrubsteppe habitat. The polygons that are near this development are mapped as presumptive and not actually shrubsteppe. So no HMP is being recommended by me (WDFW). I hope this helps answer your questions. Please let me know if you need more information.

Thanks,



Kile Westerman

Habitat Biologist, WDFW Habitat Division

2315 N Discovery Place
Spokane Valley, WA 99216
Office: 509-892-1001 ext.323
Cell: 509-742-0529

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Friday, August 23, 2024 2:15 PM
To: Westerman, Kile W (DFW) <Kile.Westerman@dfw.wa.gov>
Subject: clarification re: PHS map polygons

External Email

Kile,

I am working on a project (Ash Place Subdivision, Z23-587PPLT) where the city's GIS mapping does not include any priority habitat and species; however, when I use the PHS map I can see polygons for Big Brown Bat and Townsend's Big-eared Bat. The maps also show close proximity to Shrub-steppe at and around a nearby wetland. Can you tell me more about the bat polygons in particular? Is there any kind of recommended mitigation other than letting folks know that all species of bats are classified as protected wildlife and cannot be hunted, trapped, or killed (WAC 232-12011)? Should I include the living with bats handout from the WDDW website in the applicant materials? With more detail about the location of the project would you be able to identify if there were concerns about bat habitat at the project site? Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



MEMORANDUM



DATE: September 3, 2024
TO: Melissa Owen, Assistant Planner II
FROM: Joelle Eliason, Engineering Technician IV
THROUGH: Eldon Brown, P.E., City Engineer, Principal Engineer
FILE NO: Z23-586PPLT
SUBJECT: Ash Place Preliminary Long Plat – 2nd Review

Comments to be addressed prior to Preliminary Plat technical completion

1. Primary access in and out of this plat must be via a private driveway located in a tract and named a "Lane" instead of an alley. City of Spokane will not approve new construction of public water and sewer mains in alleys due to access and maintenance concerns.
2. For the conceptual stormwater report, the following items need to be corrected or clarified:
 - a. The report includes the reference "Per City guidelines, the site is allotted to discharge at a rate of 1.5 gallon per minute per acre." Please clarify as this discharge rate applies for systems connecting to Hazel's Creek via a special connection agreement, it is not a City-wide standard.
 - b. The Geotechnical Conditions Report states that drywells and gravel galleries do not appear feasible due to the depth to basalt and recommends alternative methods such as retention or evaporation ponds. The conceptual drainage plan includes a gravel gallery.
 - c. The conceptual drainage plan shows an overflow discharge to the city system. Per the SRSM, the overflow path shall drain toward the natural discharge point of the contributing basin. Please provide a down-gradient analysis for the proposed discharge and compare to the pre-developed condition.
 - d. The Basin Summary for POST Basins 2 and 3 states that "For this analysis, it was presumed that all generated stormwater will be maintained on site, with flows exiting the City stormwater system only in the frozen-ground condition". Please provide the analysis for both basins and indicate where runoff will be maintained on site.
3. Per SMC 17G.080.040(B)(2)(r), locations of existing easements shall be included on the preliminary plat map.
 - a. Per Kelly Final City Short Plat (AFN 7249860), there is a ten-foot easement for utilities along the Ash Place street frontage.

Date: September 3, 2024

Comments: Ash Place Preliminary Long Plat

(Continuation)

- b. Please show or reference easement with AFN 8905230018.
- c. The neighboring property to the south currently has a driveway crossing the SE corner of this preliminary plat with (2) approaches adjacent to this parcel's frontage. Please show the proposed easement to be established for this driveway access or its removal.

Other Comments

Street & Lot Layout Comments

- 1. 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.
 - a. Per Section 17D.050A.060 Roadway Naming Standards:
 - i. 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.
 - ii. 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.
- 2. 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 Comments

- 3. 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.
 - 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

Date: September 3, 2024

Comments: Ash Place Preliminary Long Plat

(Continuation)

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 Comments

4. 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.
 - 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 Comments

5. The shared nature of the proposed stormwater tract requires the formation of a HOA, or other suitable entity, for maintenance and repair.
6. 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).
7. 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

Date: September 3, 2024

Comments: Ash Place Preliminary Long Plat

(Continuation)

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.

General Comments

8. 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.
9. 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.
10. Any unused existing curb cuts shall be removed and replaced with city standard curb and sidewalk.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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

Date: September 3, 2024

Comments: Ash Place Preliminary Long Plat

(Continuation)

water improvements necessary to serve the plat cannot be bonded for.

STATEMENTS TO BE INCLUDED IN THE DEDICATORY LANGUAGE

1. Ten-foot utility and drainage easements as shown hereon 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.

Date: September 3, 2024

Comments: Ash Place Preliminary Long Plat

(Continuation)

7. 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.
8. 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.
9. 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.
10. 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.

cc: Development Services Center File

Tami Palmquist., Manager, Development Services

Eldon Brown, P.E. Principal Engineer, Development Services

Mike Nilsson, P.E., Principal Engineer, Development Services

Patty Kells, Traffic Engineering Assistant, Development Services

Adam Hayden, E.I.T., Associate Traffic Engineer, Development Services

Dalton Kuhn, P.E., Associate Engineer, Development Services