

LETTER OF APPROVAL

May 7, 2024

Vadim Smelik
C/O Kodiak General Contracting
PO Box 11742
Spokane, WA 99211

Re: Preliminary “Baldwin & Regal” Short Plat File # Z23-495PSP

The Planning and Development Director, after reviewing the proposed “Baldwin & Regal” Preliminary Short Plat and comments from interested departments and agencies, makes the following findings pursuant to State Platting Laws:

1. THAT the proposed preliminary “Baldwin & Regal” Short Plat File #Z23-495PSP is a three-lot preliminary short plat located at parcels 35103.1214 and 35103.1215, addressed as 2901 and 2907 Baldwin Avenue respectively. The application proposes two duplexes on proposed lot 3, in conjunction with four-unit buildings already under construction on proposed lots 1 & 2.
2. THAT proposed lot 3 shall have a front yard designation on N Regal Street as shown on face of plat.
3. THAT the proposed preliminary “Baldwin & Regal” Short Plat is allowed under the provisions of Title 17 of the Spokane Municipal Code (SMC), and is consistent with the comprehensive plan designation, goals, objectives, and policies for the subject property;
4. THAT the proposed preliminary “Baldwin & Regal” Short Plat complies with the Spokane Unified Development Code (SMC) Chapters 17C.110, 17G.060, 17G.080, 17C.400, and the City’s Comprehensive Plan;
5. THAT the proposed preliminary “Baldwin & Regal” Short Plat qualified for “minor engineering review” and that no public comment period or public notice was required as part of the platting process pursuant to SMC Section 17C.060.130 Public Comment Period, subsection A, Ordinance C36224 Section 3, Passed Monday June 27th, 2022;
6. THAT there are no Local Improvement Districts associated with the parcels included in this platting action;
7. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
8. THAT there is no evidence that the subject property is unsuitable for the proposed use and site plan considering the physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historical, or cultural features;
9. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
10. THAT appropriate provisions (when all of the conditions of approval of the Preliminary Short Plat have been incorporated into the Final City Short Plat) have been made for the public health, safety and general welfare for community facilities, open spaces, drainage ways,

public access, streets, alleys, and other public ways, for water supplies, waste disposal and utilities, for parks, playgrounds, sites for schools and school grounds and for the physical characteristics of the proposed Short Plat, and that the public use and intent will be served by the proposed platting.

Therefore, the Planning and Development Director **APPROVES** the Preliminary “Baldwin & Regal” Short Plat on May 7, 2024 subject to compliance with the following conditions of approval:

1. The name of the Final City Short Plat shall be **“Baldwin & Regal” Final City Short Plat, being a portion of the Northwest Quarter of the Southwest Quarter Section 10, Township 25 North, Range 43 East W.M., City of Spokane, Spokane County, Washington.**
2. **Note:** A file number will be assigned at time of final plat application.
3. Adherence to Development Services Memorandum dated May 2nd, 2024 including the following Preliminary Plat Comments:
4. Structures approved for development under SMC.17C.400 (Ordinance No. C36232) shall meet all applicable development and design standards in accordance with Sections 17C 400.010-.030 at the time of building permit submittal and that if, at the time of building permit submittal, Sections 17C 400.010-.030 are replaced with permanent code, the applicant may choose to meet all applicable development and design standards adopted by Ordinance No. C36232 in its entirety, or all the applicable residential development and design standards listed in SMC 17C in its entirety.
5. Verification of compliance with all applicable development standards will be verified at time of permit.
6. Street trees are required – compliance with development standards will be verified prior to approval of Certificate of Occupancy for future new duplexes on proposed lot 3. If no room is available for the required street tree(s), a fee in-lieu of planting will be assessed based on the rate adopted at the time of permit/assessment, consistent with SMC 17C.200.120. Any existing street trees shall remain and be maintained.
7. Pursuant to Ordinance no. C36405 adopting a new Chapter 17C.405 (effective until July 9, 2024, unless extended or cancelled), 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. Applicability of Ordinance C36405 adopting new Chapter 17C.405 will be evaluated at time of building permit.
8. Final Short Plat Map Requirements (Please see SMC 17G.080.040 F thru I and SMC 17G.080.050 H and 17G.080.070 for more detail as needed). A final short plat shall be submitted in the same form and with the same content as the preliminary short plat with the following exceptions or additional requirements:
 - a. A final short plat shall contain all the information required of the preliminary plat, except the following:
 - i. Show existing buildings.
 - ii. Show existing utility lines and underground structures.
 - iii. Show the topographical elevations; or
 - iv. Contain the names and addresses of adjoining landowners.
 - b. The drawing shall:
 - i. be a legibly drawn, printed or reproduced permanent map;

- ii. if more than one sheet is required, each sheet shall show sheet numbers for the total sheets;
 - iii. have margins that comply with the standards of the Spokane county auditor;
 - iv. show in dashed lines the existing plat being replatted, if applicable;
 - v. show monuments in accordance with SMC 17G.080.020(H)(1);
 - vi. include any other information required by the conditions of approval; and
 - vii. include any special statements of approval required from governmental agencies.
9. Addresses must be shown on the final plat. Address permits can be applied for by emailing a request to addressing@spokanecity.org.
 10. Easements, existing or proposed, must be shown on the face of the final plat. Please provide easements for the gas line and any other utilities crossing parcel lines.
 11. New public sidewalks will be required along Regal Street and must be completed prior to occupancy for any structures on Lots 1 and 3.
 12. This 3-Lot Short Plat triggers the requirement for the alley to be paved across this plat's alley frontage and the paving must extend to the nearest paved street.
 - a. (If) Asphalt plants are currently closed due to the cold weather. A financial guarantee can be provided in lieu of the paving being completed in order to move this plat forward.
 13. Each lot must have their own water and sewer connections to the mains adjacent to each parcel.
 14. The construction of a multi-unit buildings, spanning multiple parcels in this plat, will trigger stormwater improvements following the commercial guidelines found in the Spokane Regional Stormwater Manual.

Comments to be addressed prior to Final Plat Approval:

15. Please make sure that the final plat submittal includes a vicinity map at a scale that is legible at the final printed 24" X 36" size.
16. Please remove 10' front yard setback dimension shown on face of plat and remove setback dimensions in setback profile. Identify setbacks by front, side, and rear and not by distance.
17. Existing detached garage as shown on proposed lot 3 will need to be demolished or demolition bond provided under permit Z23-123BLA will be executed.

Final city short plat "Baldwin & Regal" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;

Dedications Identified in the Engineering Memo:

- a. Only City water and sanitary sewer systems shall serve the plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.
- b. Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to and accepted by Development Services prior to the issuance of any building and/or grading permits.
- c. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system and connected to a public or

private water system, complying with the requirements of the Development Services, and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.

- d. All parking areas and driveways shall be hard surfaced.
- e. All Stormwater and surface drainage generated on-site must be disposed of on-site in accordance with chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, and City Design Standards.
- f. No building permit shall be issued for any lot in this subdivision until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision/PUD, have been complied with.
- g. Slope easements for cut and fill, as deemed necessary by Planning & Development in accordance with City Design Standards, are granted along all public right of ways.

18. Dedications and Statements to be included on the face of the Final Plat as noted by the Planning Department:

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

19. The following Statements are required to be added to either the dedication page or the face of the final plat map.

- a. Structures approved for development under SMC.17C.400 (Ordinance No. C36232) shall meet all applicable development and design standards in accordance with Sections 17C 400.010-.030 at the time of building permit submittal. If at the time of building permit submittal Sections 17C 400.010-.030 are replaced with permanent code, the applicant may choose to meet all applicable development and design standards adopted by Ordinance No. C36232 in its entirety, or all the applicable residential development and design standards listed in SMC 17C in its entirety.

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

- a. Surveyor's certificate, stamp, date and signature, as follows:
The following land surveyor's certificate to be shown on each sheet of the plat: "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)"

- b. Certification by the city treasurer, as follows:

"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”

- c. The certification by the planning director, as follows:

“This plat has been reviewed on this _____ day of _____, 20__ and is found to be in full compliance with all the conditions of approval stipulated in the Planning Director’s approval of the preliminary plat # Z23-495PSP.

City of Spokane Planning Director”

- d. 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”

- e. 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”

- f. 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.

- g. Signature of every owner certifying that:

- i. the plat is made with the free consent and in accordance with the desires of the owners of the land;
- ii. the owners are the owners of the property and the only parties having interest in the land and is not encumbered by any delinquent taxes or assessments;
- iii. the owners adopt the plan of lots, blocks and streets shown;
- iv. owner dedicates to the City and the City’s permittees the easements shown for utilities and cable television purposes.

This Preliminary Short Plat is exempt from the Washington State Environmental Policy Act (SEPA).

A Final City Short Plat shall be prepared by a registered Land Surveyor licensed by the State of Washington. Submission of a Final City Short Plat shall include; the filing fee, one (1) electronic copy of the proposed Final City Short Plat and one (1) electronic plat certificate (Title Report) less than thirty days old.

The plattor is authorized for a period of five years from the Date of Approval of this Preliminary Short Plat to prepare and submit the Final “Baldwin & Regal” Short Plat to Planning & Development for their and other Departments’ review and approval. All of the Conditions of Approval shall be incorporated into the proposed Final City Short Plat. A one-year extension may be granted if applied for in writing prior to the expiration date.

The plattor, or their agent, shall then, within thirty days of the signing of the Final Short Plat by the Planning Director, submit the following:

1. One (1) conformed paper copy of the Final City Short Plat, which bears the Auditor's File Number and Recording Information, with the Planning Director.

NOTICE OF RIGHT TO APPEAL

Appeals or requests for reconsideration of decisions by the Planning and Development Director are governed by Spokane Municipal Code 17G.060.210 - Appeals. Decisions of the Planning and Development Director regarding Type I or II applications are final unless appealed to the City of Spokane Hearing Examiner. All appeals must be filed with Planning and Development within fourteen (14) calendar days of the date of the decision. All requests for reconsideration must be filed with Planning and Development within seven (7) days of the date of the decision. **THE DATE OF THIS DECISION IS THE 7th DAY OF MAY 2024. THE LAST DAY TO APPEAL THIS DECISION IS THE 21ST DAY OF MAY AT 5:00 P.M.** In addition to paying the appeal fee to appeal the decision, the ordinance requires payment of a transcript fee to the City of Spokane to cover the costs of preparing any required transcripts.

An appeal shall take the form of a written statement of the alleged reason(s) the decision was in error. An appeal application is not considered complete until the required appeal fees are paid. The appeal fee (\$250.00) must be paid in full at the time the appeal is made. The form for filing an appeal is available from Planning and Development.

Please contact Steven Bafus 509-625-6312 if you have further questions related to procedures or if you need further assistance.



Spencer Gardner, Planning Director
Planning and Development

By: Steven Bafus, Planner
Planning and Development


_Z23-495PSP Baldwin Regal Approval Letter 05_07_24


Final Audit Report


2024-05-08


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