



PLANNING & DEVELOPMENT
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LETTER OF APPROVAL

February 4, 2022

Michael Rhodes
14712 N Chesapeake Ln.
Mead, WA 99021

Re: Preliminary "Big Cedar" Short Plat File # Z21-297PSP

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

1. THAT the proposed preliminary "Big Cedar" Short Plat File #Z21-297PSP is a three lot preliminary short plat for the purpose of retaining one existing single family home and created two additional lots for development of two new single family homes, located at parcel 35274.2122 addressed as 3613 E 24th Avenue;
2. THAT the proposed preliminary "Big Cedar" 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;
3. THAT the proposed preliminary "Big Cedar" Short Plat complies with the Spokane Unified Development Code (SMC) Chapters 17C.110, 17G.060, 17G.080, the City's Comprehensive Plan;
4. THAT no written comments were received during the public comment period;
5. THAT there are no Local Improvement Districts associated with the parcels included in this platting action;
6. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
7. THAT there is no evidence that the subject property is unsuitable for the proposed use and site plan considering the physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historical, or cultural features;
8. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
9. THAT appropriate provisions (when all of the conditions of approval of the Preliminary Short Plat have been incorporated into the Final City Short Plat) have been made for the public health, safety and general welfare for community facilities, open spaces, drainage ways, public access, streets, alleys, and other public ways, for water supplies, waste disposal and utilities, for parks, playgrounds, sites for schools and school grounds and for the physical characteristics of the proposed Short Plat, and that the public use and intent will be served by the proposed platting.

Therefore, the Planning and Development Director APPROVES the Preliminary “Big Cedar” Short Plat on February 4th, 2022, subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be “Big Cedar” Final City Short Plat, being a portion of the Northwest Quarter of the Southeast Quarter Section 27, Township 25 North, Range 43 East W.M., City of Spokane, Spokane County, Washington.

1. **Note:** A file number will be assigned at time of final plat application;
2. Street trees are required – Compliance with street tree requirements will be verified at time of permit for a new single family homes on proposed lots 1 and 2 with installation of tree(s) required prior to certificate of occupancy;
3. The existing garage on proposed lot 2 will need to be removed via demolition permit with the City of Spokane (and compliance with Spokane Regional Clear Air Agency Requirements) prior to approval of the final plat. As an alternative a cash bond may be placed with the City of Spokane prior to approval of the final plat in an amount equal to the cost of demolition of the structure and removal of all debris from the site;
4. Basic Development Standards for residential single family zoned lots are found in Table 17C.110-3: Setbacks will be determined at time of building permit consistent with 17C.110.220 Setbacks;
5. Adherence to Development Services Memorandum dated July 8, 2021 including the following Preliminary Plat Comments –
 - a. There is an existing 10-inch public sewer main in 24th Ave that is available for connection. Each lot must have its own individual service line connecting to this main. Service lines do not need to be stubbed into Lots 1 and 2 prior to finalizing the short plat. Services can be installed at the time of building permit;
 - b. There is existing 6-inch public water distribution main in 24th Ave that is available for connection. Each lot must have its own individual service line connecting to this main. Service lines do not need to be stubbed into Lots 1 and 2 prior to finalizing the short plat. Services can be installed at the time of building permit;
 - c. This property is not within the General Facilities Waiver Zone and GFC Connection charges must be paid at the time of water and sewer permits;
 - d. Addresses must be shown on the face of the final short plat: The following addresses should be assigned to new lots for the final plat process –
Lot 1 – 3601 E 24th Avenue, and
Lot 2 – 3607 E 24th Avenue;
 - e. All easements whether existing or proposed, must be shown on the face of the final short plat;
 - f. All new access points onto public streets are to be reviewed by the Development Services Center prior to any driveway approaches being installed;
6. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
7. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
8. Final city short plat “Big Cedar” shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;

9. If any archaeological resources, including sites, objects, structures, artifacts, and/or implements, are discovered on the project site, all construction and/or site disturbing activities shall cease until appropriate authorities, agencies, and/or entities have been notified in accordance with Chapters 27.44 and 27.53 RCW. This language shall appear on the face of the Final Short Plat;
10. The following statements must be in the final plat dedication:
 - a. All stormwater and surface drainage generated onsite shall be disposed of onsite in accordance with SMC 17D.060 "Storm water facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and per the Project Engineer's recommendations based on the drainage plan accepted for the final short plat.
 - b. Development of the subject property, including grading and filling, are required to follow an erosion and 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.
 - c. No building permit shall be issued for any lot in this short plat until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC 17.060 "Storm water facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, and City Design Standards have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to the City of Spokane Development Services Center for review and acceptance prior to the issuance of a building permit.
 - d. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
 - e. A transportation impact fee will be collected prior to the issuance of a building permit for the affected lot.
 - f. Only City water and sanitary sewer systems shall serve the short plat; the use of individual onsite sanitary waste disposal systems and private wells is prohibited.
 - g. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private water system complying with the requirements of the Engineering Services Department and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department.
 - h. All parking areas and driveways must be hard surfaced.
 - i. Garages shall be a minimum of twenty feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
 - j. Slope easements for cut and fill, as deemed necessary by the Development Services Center in accordance with the City's Design Standards, are hereby granted to the City of Spokane for the construction and maintenance of public streets adjoining this short plat.
 - k. Required language to be included in dedications as noted from planning above:
If any archaeological resources, including sites, objects, structures, artifacts, and/or implements, are discovered on the project site, all construction and/or site disturbing activities shall cease until appropriate authorities, agencies, and/or entities have been notified in accordance with Chapters 27.44 and 27.53 RCW.

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

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

1. One (1) conformed Mylar of the Final City Short Plat, which bears the Auditor's File Number and Recording Information, with the Planning & Development Director.
2. Four (4) conformed paper copies of the Final City Short Plat, which bears the Auditor's File Number and Recording Information, with the Planning Director.

NOTICE OF RIGHT TO APPEAL

Appeals or requests for reconsideration of decisions by the Planning and Development Director are governed by Spokane Municipal Code 17G.060.210 - Appeals. Decisions of the Planning and Development Director regarding Type I or II applications are final unless appealed to the City of Spokane Hearing Examiner. All appeals must be filed with Planning and Development within fourteen (14) calendar days of the date of the decision. All requests for reconsideration must be filed with Planning and Development within seven (7) days of the date of the decision. THE DATE OF THIS DECISION IS THE 4th DAY OF FEBRUARY, 2022. **THE LAST DAY TO APPEAL THIS DECISION IS THE 18TH DAY OF FEBRUARY AT 5:00 P.M.** In addition to paying the appeal fee to appeal the decision, the ordinance requires payment of a transcript fee to the City of Spokane to cover the costs of preparing any required transcripts.

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

Please contact Melissa Owen (509) 625-6063 if you have further questions related to procedures or if you need further assistance.



Tami Palmquist on behalf of Louis Meuler, Acting Planning Director
Planning and Development

By: Melissa Owen, Assistant Planner
Planning and Development