

LETTER OF APPROVAL

May 24, 2022

Jason Catlin and Angela Brown
4046 S Madelia St.
Spokane, WA 99203

Re: Preliminary “Catlin Pocket Residential Development” Short Plat File # Z22-111PSP

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 “Catlin Pocket Residential Development” Short Plat File #Z22-111PSP is a two-lot pocket residential development preliminary short plat to create two vacant lots for development of two new single family homes at parcel 35311.0939 addressed at 21 W 32nd Avenue;
2. THAT the proposed preliminary “Catlin Pocket Residential Development” 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 “Catlin Pocket Residential Development” Short Plat complies with the Spokane Unified Development Code (SMC) Chapters 17C.110, 17G.060, 17G.080, the City’s Comprehensive Plan; and Sections SMC 17C.110.360 – Pocket Residential Development.
4. THAT two calls requesting general information were received during the public comment period;
5. THAT three written comments objecting the proposal were received during the public comment period and that objections were outside of the decision criteria by which platting actions, including pocket plats, are either approved or denied.
6. THAT platting a total of two legally buildable lots for the purpose of constructing two new single family residences over a parent parcel site consisting of 11,634 sq. ft. of land implements the intent of alternative residential development and infill development tools adopted by the Spokane City Council for use in RSF zones;
7. THAT the Pocket Residential Development Code includes design standards intended to protect neighborhood character and ensure high quality new residential development;
8. THAT the proposal will provide benefit to the community consistent with those identified in the recitals of ordinance C35575 when the Spokane City Council adopted the use of Pocket Residential Development standards in all RSF zones across the City of Spokane on January 29, 2018;

9. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
10. 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;
11. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
12. 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 “Catlin Pocket Residential Development” Short Plat on May 24th, 2022 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be “Catlin Pocket Residential Development” **Final City Short Plat, being a portion of the Northeast Quarter of the Northeast Quarter Section 31, 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. Basic Development Standards for residential single family zoned lots are found in Table 17C.110-3;
3. Adherence to the Pocket Residential Development Code Standards including, but not limited to Design Standards found in 17C.110.360 for new home construction on proposed lots 1 and 2 is required and will be verified at time of application for new home permit;
4. Setbacks will be determined at time of building permit consistent with 17C.110.220 Setbacks and consistent with 17C.110.360 – Pocket Residential Development – which retains parent parcel setbacks measured from the exterior boundary of the parent site;
5. Street trees and landscaping are required – Compliance with street tree requirements under 17C.200 – Landscaping and Screening – and landscaping required under 17C.110.360 – Pocket Residential Development – will be verified at time of permit for new single family homes on proposed lots 1 and 2 with installation of tree(s) and landscaping required prior to certificate of occupancy;
6. Adherence to email from Avista dated April 12, 2022 regarding easements to be obtained separately based on service design;
7. Adherence to Development Services Memorandum dated April 12, 2022 including the following Preliminary Plat Comments:
 - a. There is an existing ten-inch concrete sanitary sewer main in 32nd Ave that can provide sewer service to proposed lot 1.
 - i. Lot 1 does not need to be connected to City Sewer until a building permit is obtained for the lot. This property lies outside of the GFC Waiver Zone and GFC charges can be paid when sewer permits are issued.

- b. There is an existing six-inch ductile iron water main in 32nd Ave that can provide water service to proposed Lot 1.
 - i. Lot 1 does not need to be connected to City water until a building permit is obtained for the lot. This property lies outside of the GFC Waiver Zone and GFC charges can be paid when sewer permits are issued.
 - c. Proposed Lot 1 has an existing approach on 32nd Ave that can be used for access onto the lot. Any modifications to this approach or applications for new approaches on Lot 2 must be approved by Engineering.
 - 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 – 25 W 32nd Avenue, and
 Lot 2 – 21 W 32nd Avenue;
 - e. 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 being accepted by the City of Spokane. Please prepare these and submit to Engineering.
8. Please make the following minor corrections/edits/additions to the final plat map upon submittal of the final plat application materials:
- a. Add “Pocket Residential Development” to the title block of all page of the plat.
 - b. Add “replat of” a portion of ... to the title block of all page of the plat.
 - c. In the Site Data information section add the following:
 - i. total acreage, and
 - ii. proposed density;
9. All easements whether existing or proposed, must be shown on the face of the final short plat;
10. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
11. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
12. Final city short plat “Catlin Pocket Residential Development” shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
13. If any archaeological resources, including sites, objects, structures, artifacts, and/or implements, are discovered on the project site, all construction and/or site disturbing activities shall cease until appropriate authorities, agencies, and/or entities have been notified in accordance with Chapters 27.44 and 27.53 RCW. This language shall appear on the face of the Final Short Plat (dedication identified below);
14. 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 plat.

- b. 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.
 - c. 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.
 - d. 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 “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 Planning & Development Department for review and acceptance prior to the issuance of a building permit.
 - 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 plat; the use of individual onsite sanitary waste disposal systems and private wells is prohibited.
 - g. All parking areas and driveways must be hard surfaced.
 - h. Garages shall be a minimum of twenty feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
 - i. Slope easements for cut and fill, as deemed necessary by the Planning & Development Department in accordance with the City’s Design Standards, are hereby granted to the City of Spokane for the construction and maintenance of public streets adjoining this plat.
 - j. 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.
15. The following statements must be in the final plat dedication or otherwise noted on the final plat as requested by planning in your technically complete letter dated April 25, 2022 :
- a. Street trees are required – compliance will be verified prior to approval of Certificate of Occupancy for each new home.
 - b. Pursuant to Section 17G.080.065 Alternative Residential Subdivisions notes shall be placed on the plat recorded with the county auditor’s office to acknowledge the following:
 - i. Approval of the design and layout of the development was granted by the review of the development, as a whole, on the parent site by the site development plan approval (stating the subject project file number if applicable);
 - ii. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent site as a whole, and shall conform to the approved site development plan;
 - iii. If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved site development plan;
 - iv. Additional development of the individual lots may be limited as a result of the application of development standards to the parent site.

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 plat is authorized for a period of five years from the Date of Approval of this Preliminary Short Plat to prepare and submit the Final "Catlin Pocket Residential Development" 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 plat, 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 24th DAY OF MAY, 2022. THE LAST DAY TO APPEAL THIS DECISION IS THE 7TH DAY OF JUNE 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 Spencer Gardner, Planning Director
Planning and Development

By: Melissa Owen, Assistant Planner
Planning and Development