

## LETTER OF APPROVAL

November 14, 2022

Yevgeniy Chebotarev  
421 N. Progress Rd.  
Spokane Valley, WA 99037

Re: Preliminary “Chebatarev” Pocket Residential Development Short Plat File # Z22-403PSP

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

1. THAT the proposed preliminary “Chebatarev” Pocket Residential Development Short Plat File #Z22-403PSP is a two lot preliminary short plat for the purpose of 2 lots for the purpose of retaining an existing home and creating one vacant lot for new development utilizing the City’s Pocket Residential Development Code, located at parcel 36331.0233 addressed as 6206 N Smith Street;
2. THAT the proposed preliminary “Chebatarev” 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 “Chebatarev” 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 Section SMC 17C.110.360 – Pocket Residential Development;
4. THAT the proposed preliminary “Chebatarev” Pocket Residential Development 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;
5. THAT retaining an existing home and platting one new legally buildable lot for the purpose of constructing one additional single family residence over a parent parcel site consisting of 14,973 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;
6. 7. THAT the Pocket Residential Development Code includes design standards intended to protect neighborhood character and ensure high quality new residential development;
7. 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;

8. THAT there are no Local Improvement Districts associated with the parcels included in this platting action;
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 “Chebotarev” Pocket Residential Development Short Plat on November 14, 2022 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be “Chebotarev” **Pocket Residential Development Final City Short Plat, being a portion of the Northeast Quarter of the Northeast Quarter Section 33, Township 26 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. Adherence to Spokane Tribe of Indian’s Tribal Historic Preservation Officer letter dated October 26, 2022 regarding inclusion of an Inadvertent Discovery Plan (IDP) into the scope of work prior to any ground disturbing activities.
3. Adherence to Avista Utility’s email dated November 2, 2022 regarding the need to dedicate a driveway/access leading to new lot 2 for utility purposes and ingress/egress.
4. Street trees are required – compliance with development standards will be verified prior to approval of Certificate of Occupancy for future new homes on proposed new lot 2. 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.
5. 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;
6. For pocket residential development, the design standards found at 17C.110.360 must be met.
7. Adherence to Development Services Memorandum dated November 8<sup>th</sup>, 2022 including the following Preliminary Plat Comments –  
The following comments must be addressed prior to approval of the final plat:
  - a. If the existing curb cut and driveway is to remain in place and be shared by the two lots, a mutual use, access, and maintenance agreement will need to be included in the dedicatory language on the plat or provided by a recorded document prior to building permits being issued for either lot.

- b. All easements, existing or proposed, must be shown on the face of the final plat. If blanket in nature they must be referenced in a Surveyor's Note.
- c. Please include a ten-foot utility easement along the frontage of Smith St.
- d. 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 Development Services Center - Engineering.
- e. All water and sewer service connections must front the lot they are to serve. Offset connections will not be allowed. Any unused water service connections shall be killed and capped at the main.
- f. Addresses must be shown on the final plat. The recommended address for proposed Lot 2 is 6204 N Smith St.
- g. Please submit a copy of the CAD file for this plat for further boundary review.

The following General Comments were provided for use during the final plat process:

- h. Lots in this plat will not be required to be connected to City of Spokane sewer until building permits are obtained for the lots.
- i. Lots in this plat will not be required to be connected to City of Spokane water until building permits are obtained for the lots.
- j. The nearest available public water service main which could provide service to this proposed plat is a six-inch cast iron main located in N Smith St. Existing water pressure is approximately 65 psi at the hydrant located at 6030 N Smith St.
- k. The developer will be responsible for all costs associated with design and construction of water improvements necessary to serve the proposed plat.
- l. 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 any point in the system during a fire situation. Pressures over 80 psi will require that pressure reducing valves be installed at developer expense.
- m. The nearest existing public sanitary sewer which could provide service to this proposed plat is a ten-inch concrete main line located N Smith St.
- n. The developer will be responsible for all costs associated with design and construction of sanitary sewer improvements necessary to serve the proposed plat.
- o. The sanitary sewer system shall be designed and constructed in accordance with City standards.
- p. 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. 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.
- q. No building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC 17D.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 the final plat, have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to Engineering Services – Developer Services for review and acceptance prior to issuance of a building permit.

- r. All stormwater facilities necessary to serve the proposed plat shall be designed and constructed in accordance with City standards
  - s. If drywells are utilized, they will be tested to insure design infiltration rates are met. A minimum factor of safety of 2 (two) will be required. 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.
  - t. The developer will be responsible for all costs associated with constructing storm water improvements necessary to serve the proposed plat.
  - u. Civil engineered plans and profiles shall use NAVD88 datum (City of Spokane datum minus 13.13 feet).
8. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
9. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
10. Final city short plat "Chebotarev" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal;

Dedications Identified in the Engineering Memo -

- I. 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.
- II. Ten foot utility easements as shown here on the described plat are hereby dedicated to the City and its permittees for the construction, reconstruction, maintenance, protection, inspections and operation of their respective facilities together with the right to prohibit structures that may interfere with the construction, reconstruction, reliability and safe operation of the same.
- III. 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.
- IV. 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.
- V. All parking areas and driveways shall be hard surfaced. All new or modified driveway locations will need to be reviewed and approved prior to construction.
- VI. 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. 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 on said lot.

- VII. 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.
  - VIII. 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.
  - IX. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.
11. Dedications and Statements to be included as noted in planning and Avista Utilities –
- X. Easements as shown here on the described plat are hereby dedicated to the City and its permittees 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 facilities and the right to prohibit, trim and/or remove trees, bushes, and landscaping without compensation and to prohibit brick, rock, masonry, or any structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of the same.  
Sewer/water lines will not be placed in same ditch with dry utilities (2' distance). Drainage swales are not allowed within the utility easements. The private driveway/access as shown hereon is dedicated for utility purposes in addition to ingress and egress.
  - XI. 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;
  - XII. Street trees are required – compliance will be verified prior to approval of Certificate of Occupancy for each new home.
  - XIII. 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 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 "Chebotarev" Pocket Residential Development 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 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 14<sup>th</sup> DAY OF MARCH, 2022. THE LAST DAY TO APPEAL THIS DECISION IS THE 28<sup>TH</sup> DAY OF NOVEMBER 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.



Spencer Gardner, Planning Director  
Planning and Development

By: Melissa Owen, Assistant Planner  
Planning and Development


# Chebotarev PSP Approval Letter\_14Nov2022

Final Audit Report

2022-11-14

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| Created:        | 2022-11-14                                    |
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