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LETTER OF APPROVAL

April 9, 2020

Eline Helm
PO Box 9103
Spokane, WA 99209

RE: Preliminary “Cora Hill” City Short Plat File #Z19-537PSP

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 “Cora Hill” Short Plat File #Z19-537SP is a preliminary plat proposal of one parcel into seven lots, located at parcel number 35063.2601;
2. THAT the proposed preliminary “Cora Hill” Short Plat is allowed under the provisions of Title 17 of the Spokane Municipal Code (SMC), and is consistent with the comprehensive plan designation and goals, objectives and policies for the subject property;
3. THAT the proposed preliminary “Cora Hill” Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17C.110.360, 17G.060, 17G.080, and the City’s Comprehensive Plan;
4. THAT the application was originally submitted intending to utilize the pocket residential lot standards, but after revisions, each lot met the minimum lot size and dimensional requirements to be processed as a standard preliminary short plat;
5. THAT 11 written public comments were received on the proposal, two in support of the proposal indicating the need for additional housing and the positive change of having occupied lots where garbage currently collects, and 9 in opposition to the proposal mostly out of concern for the site’s steep slope, the narrow width of existing Courtland Ave and the steep curve of the roadway, concern for the tribal-owned land directly to the west of this site where remains have been found in the past and the concern that historic remains may exist on this site as well, the loss of views, and concern that the public comment period was taking place during the Governor’s “Stay Home, Stay Healthy” order of COVID-19;
6. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
7. THAT the subject property is suitable 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;
8. THAT the Spokane Tribe submitted comments expressing concern about the proposed site development based on its proximity to a known cultural site;

9. THAT the applicant is aware of the adjacent cultural site and has contracted with a consultant to perform a cultural resource survey to determine any existence of natural, historical, or cultural features;
10. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
11. 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 required 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 "Cora Hill" Short Plat on April 9, 2020 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be **"Cora Hill" Final City Short Plat, being a portion of the Southwest Quarter Section 06, Township 25 North, Range 43 East, W.M., City of Spokane, Spokane County, Washington.**

Note: A file number will be assigned at time of final plat application;

1. Per comments from the Department of Archeology and Historic Preservation, an Archaeological Site Alteration, Excavation, and Monitoring permit is required;
2. Per comments from Avista, the following shall be added to the face of the plat:
 - a. 10' dry utility easements shall front lots 2, 4, 5, 6, and 7. 10' dry utility easement shall run along the west property line of Lot 2 from Cora to south end of Lot 1. 10' utility easement shall cross south end of Lot 1 to Lot 3.
 - b. 10 foot "Dry" utility easements shown on the herein described short plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground facilities, the right to trim and/or remove trees, bushes, landscaping with no compensation and the right prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same.
3. Full street frontage improvements will be required along Cora Ave. These are to include full a pavement section to centerline with an adjacent 12' strip paved travel lane on the other side of centerline. Curb, separated sidewalk, street trees, and stormwater improvements will be required to be constructed on the north side of Cora Ave.
4. A public turn-around will be required to be constructed in Cora Ave, at the west end of the frontage improvements, large enough to accommodate a fire truck. A temporary turn-around easement will need to be established in order to accommodate the hammerhead turn-around or cul-de-sac.
5. The revised conceptual utility plans show two feet of separation between the water service lines. Separation for these water lines must be three feet minimum.
6. If water, sewer, and shared driveways are ran through the same easement, the minimum allowable width for this shared easement is 20 feet.
7. This property lies within the General Facilities Wavier Zone so GFC's will not be assessed.

8. There is an existing 8-inch public sewer main in Jefferson Street that is available to connect to. A public sewer main must be extended in Cora Ave to service the plat.
 - a. The developer will be responsible for all costs associated with design and construction of sanitary sewer improvements, including individual service connections, necessary to serve this plat.
 - b. Each lot will require an individual sewer connection to the public sanitary sewer main. The sanitary sewer system shall be designed and constructed in accordance with City standards.
 - c. 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.
9. There are existing six-inch cast iron water distribution mains at the intersection of Alice and Jefferson and at the intersection of Cedar and Cora that could provide water service to this plat. A water main will need to be extended down Cora St so that it is fronting the lots.
 - d. The developer will be responsible for all costs associated with the design and construction of the water main and services necessary to serve this plat. The water main must be designed by a Professional Engineer licensed in the State of Washington and must be designed to City Standards.
 - e. Two copies of an overall water plan and hydraulic analysis must be submitted to Development Services Center for review and acceptance. The hydraulic analysis must include supporting calculations for domestic and fire flows.
 - f. In addition to the hydraulic analysis, construction plans shall be submitted to Development Services for review and acceptance. The water system, including individual services connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the Final Plat.
 - g. A pressure of 45-psi minimum at the property line is required for service connections providing 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.
10. Addresses must be shown on the face of the final plat.
11. All easements whether existing or proposed, must be shown on the face of the final plat.
12. 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. Predevelopment 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.
 - h. 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 the Development Services Center for review and acceptance prior to issuance of a building permit.
 - i. Prior to construction, a grading and drainage plan shall be submitted to Developer

Services for review and acceptance.

- j. An erosion / sediment control plan, detailing how dust and runoff will be handled during and after construction, shall be submitted to Developer Services for review and acceptance prior to construction.
 - k. The developer will be responsible for all costs associated with constructing stormwater improvements necessary to serve the proposed plat.
13. Public streets, including paving, curb, sidewalk, signs, storm drainage structures/facilities, and swales/planting strips necessary to serve this plat shall be designed and constructed in accordance with City standards. Sidewalks shall serve each lot.
- l. Signing and striping plans, where appropriate, shall be included as part of the design submittal.
 - m. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
 - n. Any grades exceeding 8% must be shown on the preliminary plat.
 - o. All street identification and traffic control signs required due to this project must be installed by the developer at the time street improvements are being constructed. They shall be installed and inspected to the satisfaction of the City's Construction Management Office in accordance with City standards prior to the occupancy of any structures within the plat.
 - p. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
14. Plan review fees for sanitary sewer, water, street, and stormwater improvements will be determined at the time of plan submittal and must be paid prior to the start of the review.
15. A \$250.00 deposit will be required for each monument to be installed as part of the final plat.
16. Civil engineered plans and profiles shall use NAVD88 datum (City of Spokane datum minus 13.13 feet).
17. 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.

Statements to be added to the dedicatory on the final plat

- 1. 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.
- 2. 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.
- 3. 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.
- 4. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.

5. A transportation impact fee will be collected prior to the issuance of a building permit for the affected lot.
6. 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.
7. 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.
8. The property owner adjacent to drainage swales in the public right of way shall maintain the drainage swales with a permanent live cover of lawn turf, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the approved plans. The property owner or his/her representative shall inform each succeeding purchaser of all drainage easements on the property and his/her responsibility for maintaining drainage facilities.
9. All parking areas and driveways must be hard surfaced.
10. Garages shall be a minimum of twenty feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
11. 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.

This proposal was issued a Mitigated Determination of Non-Significance with the condition that the applicant shall obtain an Archeological, Site Alteration, Excavation, and Monitoring permit from the Department of Archeology and Historic Preservation.

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, two (2) signed paper copies of the proposed Final City Short Plat, and one (1) 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 "Cora Hill" 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 Director.
2. Nine (9) 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 Director are governed by Spokane Municipal Code 17G.060.210 - Appeals. Decisions of the Planning 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 the decision is the 9th day of April, 2020. **THE LAST DAY TO APPEAL THIS DECISION IS THE 23rd DAY OF APRIL, 2020 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 Ali Brast (509) 625-6638 if you have further questions related to procedures or if you need further assistance.

DocuSigned by:

Louis Meuler

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Louis Meuler, Interim Planning Director
Planning Services

By: Ali Brast, Assistant Planner
Planning and Development