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LETTER OF APPROVAL

November 26, 2019

Jon Hester
1720 W 4th Avenue
Spokane, WA 99201

RE: Preliminary "Costello" City Short Plat File #Z19-451PSP

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 "Costello" Short Plat File #Z19-451PSP is a preliminary plat proposal of two parcel into six lots, located at parcel numbers 26273.9007 and 26273.3301;
2. THAT the proposed preliminary "Costello" 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 "Costello" Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City's Comprehensive Plan;
4. THAT two comments, one of which was signed by ten individuals representing eight households, was received to the proposal and that comments were in objection to the construction of single family homes via the proposed platting action including concern regarding future removal of vegetation on the site for new development;
5. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
6. 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. The State of Washington Department of Archaeology and Historic Preservation (DAHP) and Spokane Tribe of Indians Tribal Historic Preservation Officer are requesting **a cultural survey be conducted and reviewed by DAHP and the Tribal Historic Preservation Officer prior to any earth moving or ground clearing activities – this is a condition of approval for this plat;**
7. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
8. 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 "Costello" Short Plat on November 26, 2019 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be "Costello" Final City Short Plat, being a portion of the Southwest Quarter Section 27, Township 26 North, Range 42 East, W.M., City of Spokane, Spokane County, Washington.

1. **Note:** A file number will be assigned at time of final plat application;
2. On the southern property line of this proposal, the adjacent lot is owned by the City of Spokane that right-of-way will need to be deeded from the City for connection of Conestoga St to Holyoke Ave for connectivity.
3. Frontage improvements will be required for Conestoga St to match the adjacent street improvements from Woodside Ave and Lyons Ct. These improvements will include full pavement section to centerline with adjacent 12' of strip pavement, curb and sidewalk on west side only, street trees, street drainage design. These improvements must be designed by a civil engineer licensed in the State of WA.
4. Adequate access and maneuvering for refuse/emergency vehicles is required per the City Standards and must be maintained during construction.
5. Maintain clear view at intersections, pedestrian ways, and driveways.
6. *"The City shall collect impact fees, based on the schedules in SMC 17D.075.180, or an independent fee calculation provided for in SMC17D.075.050, from any applicant seeking development approval from the City."* A transportation impact fee will be assessed for a SFR calculated at \$749.20/dwelling + 50.00 admin fee in the Northwest Service Area. This fee must be paid with the other permit fees prior to issuance of the building fee permit. Please note that our impact fee ordinance is currently being updated and the fee schedules may change. This fee will increase to \$817.83/dwelling if approved with the proposed schedules.
7. Beginning October 1, 2019 any new projects that are planning to manage stormwater with UIC wells must use the 2019 UIC BMPs. Any new project beginning the design process after this date must submit a UIC registration to Ecology at least 60 days prior to commencing UIC well construction. Ecology's approval of the registration is required prior to construction of a new UIC well.
8. Each proposed lot will be required to have individual side sewer and water connections. See Water Department section below for additional notes. **A sanitary sewer main extension will be required.** There are existing mains in Holyokes and Conestoga (at Lyons Court) that can be tied into.
 - a. The developer is responsible for all the cost associated with the design and construction of the sanitary improvements necessary to serve the proposed plat.
 - b. 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. The proposed project is not within the General Facilities Charge (GFC) Waiver Zone, so GFCs will be assessed for new sewer/water service connections.
10. All storm water and surface drainage generated on-site must be disposed of on-site in accordance with SMC 17D.060.140 "Storm Water Facilities". Stormwater requirements can be found in the Spokane Regional Stormwater Manual (SRSM) and the City of Spokane Design Standards Section 6. In general, any new impervious surface will require a geotechnical site characterization (report) and drainage report/plan. Please include a detailed Site Plan or Civil Plans, which show and clearly delineate existing and proposed sewer, water, drainage structures, drywell types, swale bottom areas, and property lines. Show proposed and existing pavement. Geotechnical reports, drainage reports, and civil plans must be stamped and signed by an engineer licensed in the State of Washington.
 - a. 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 Development Services for review and acceptance prior to issuance of a building permit.
 - b. The developer will be responsible for all costs associated with design and construction of stormwater improvements necessary to serve the proposed plat.
11. Improvements to Conestoga will be required based on the proposed layout provided. The proposed plat will require a minimum of a full improvement for the west half of Conestoga from Holyoke to the existing pavement on Conestoga and a twenty-foot wide strip pavement section on the east half. The public street improvement, including paving, curb, sidewalk, signs, storm drainage structures/facilities, and swales/planting strips necessary to serve the proposed plat, shall be designed and constructed in accordance with City standards. Sidewalks shall serve each lot.
 - a. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
 - b. Any street grades exceeding eight percent must be shown on the preliminary plat.
 - c. Garages shall be a minimum of twenty feet back from the back of the sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
12. Construction plans for public street, sewer, water, and stormwater systems must be designed by a Professional Engineer, licensed in the State of Washington, and submitted to Development Services for review and acceptance prior to construction.
13. 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 the approval of the final plat.
14. As per comments from Avista (email dated November 21, 2019), Avista requests that 10 foot utility easements front all lots within this short plat and the following easement language be added to the dedication:

"10 foot wide "dry" utility easement shown on the herein described short plat is hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and safe operation of their respective facilities; fiber

optics, cable, phone, natural gas and electric. Utility companies shall have the right to trim and/or remove trees, bushes, and landscaping within the easement area without compensation. The rights granted herein shall prohibit changes in grade over installed underground facilities and the right to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. Dry utilities shall not be placed within any drainage swales. If the developer or subcontractor should ditch beyond the limits of the platted easement strips shown hereon, the easement shall then be identified by the actual physical location of the installed utilities.”

15. Adherence to the Department of Ecology’s comment letter, dated October 17, 2019, to Melissa Owen is required for all construction activity;
16. Adherence to the State of Washington Department of Archaeology and Historic Preservation letter, dated October 11, 2019 and Spokane Tribe of Indians Tribal Historic Preservation Officer letter, dated November 12, 2019 are required. **As a Condition of Approval for this plat, a Cultural Survey must be conducted and reviewed by DAHP and the Tribal Historic Preservation Officer prior to any earth moving or ground clearing activities;**
17. Addresses must be shown on the face of the Final City Short Plat. There is a \$10.00 fee per lot for new addresses. Please contact the Permit Department at the City of Spokane at (509) 625-6999 to obtain addresses;
18. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
19. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
20. Final city short plat “Costello” shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
21. 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;
22. 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. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
- f. A transportation impact fee and applicable GFC charges will be collected prior to the issuance of a building permit for the affected lot.
- g. 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.
- h. 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.
- i. 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 at any point in the system during a fire situation. Pressures over 80-psi will require that pressure relief valves be installed at the developer's expense.
- j. 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.
- k. All parking areas and driveways must be hard surfaced.
- l. Garages shall be a minimum of twenty feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
- m. 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 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, seven (7) signed paper copies of the proposed Final City Short Plat, and one (1) 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 "Costello" 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 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. Eight (8) 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 the decision is the 26th day of November, 2019. **THE LAST DAY TO APPEAL THIS DECISION IS THE 10th DAY OF December 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.



Louis Meuler, Acting Planning Director
Planning and Development

By: Melissa Owen, Assistant Planner
Planning and Development