



**PLANNING & DEVELOPMENT  
SERVICES**  
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## LETTER OF APPROVAL

April 17, 2019

Daniel Cotter  
1654 E. Decatur Ave  
Spokane, WA 99208

RE: Preliminary "Cotter" City Short Plat File #Z19-100PSP

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 "Cotter" Short Plat File #Z19-100PSP is a preliminary plat proposal of four parcels into eight single-family lots for Pocket Residential Development, located at parcel numbers 35101.4047, .6001, .6002, and .6003.
2. THAT the proposed preliminary "Cotter" 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 "Cotter" Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City's Comprehensive Plan;
4. THAT one written public comment was received on the proposal concerning access to their property and traffic impacts in which a response was given;
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;
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 "Cotter" Short Plat on April 17, 2019 subject to compliance with the following conditions of approval:

The name of the Final City Short Plat shall be “Cotter” Final City Short Plat, being a portion of the SE ¼ of the NE1/4. Section 10, Township 25N, Range 43E, W.M., City of Spokane, Spokane County, Washington;

1. **Note:** A file number will be assigned at time of final plat application;
2. The legal description of the land being platted shall appear on the face of the Final City Short Plat;
3. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
4. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
5. Final city short plat “Cotter” shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
6. Final city short plat shall include the datum plane as per Spokane Municipal Code 17G.080.040 (B) (2);
7. There are existing eight inch PVC sanitary sewer mains in Miami Court and Buckeye Avenue that can provide sewer service to this 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.
8. There is an existing six-inch ductile iron water main stubbed into Miami Court that will need to be extended to serve the lots on Miami Court. There is also an eight-inch cast iron main in Buckeye Avenue that can serve proposed Lot 1 if not serving from Miami Court.
  - a. The developer will be responsible for all costs associated with design and construction of water improvements necessary to serve this plat.
  - b. 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 fire flows.
  - c. 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.
  - d. Each lot will require an individual water connection to the public water main.

- e. The approximate static pressure at the hydrant located near Havana and Buckeye is 68 psi.
  - f. 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 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.
9. Proposed Lot 1 has an existing approach on Buckeye Avenue. If the approach is unused, then it will need to be removed and replaced with curb and sidewalk.
10. Addresses must be shown on the face of the final plat. Please contact our Permit Specialists in the Development Services Center at [permitmanager@spokanecity.org](mailto:permitmanager@spokanecity.org) or (509) 625-6999 to develop addresses prior to submitting the final plat.
11. All easements whether existing or proposed, must be shown on the face of the plat.
- a. There are existing easements recorded on the Higgins Addition Plat that will need to be shown on this proposed plat or formally released.
  - b. Recorded easement 499198 will need to be mapped or, at minimum, referenced on the proposed plat.
  - c. Record easement 7908070368 will need to be mapped or, at minimum, referenced on the proposed plat.
  - d. The Covenants and Restrictions as recorded in document 8010210205 will need to be referenced on the proposed plat or amended if any such restrictions are to be removed.
12. Please show the names, addresses of the record owners and taxpayers of each parcel, and parcel lines of the parcels adjoining the subdivision.
13. Please label the topographical lines with elevations to provide clarity.
14. Show the widths of the existing right-of-way of Buckeye Avenue and Miami Court, including the cul-de-sac.
15. Add bearings and distances to the proposed plat boundary. We were unable to determine if the plat meets the closure requirements as per SMC 17G.080.070.B.
16. 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.

- 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 the Development Services Center for review and acceptance prior to issuance of a building permit.
  - b. Prior to construction, a grading and drainage plan shall be submitted to Developer Services for review and acceptance.
  - c. 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.
  - d. The developer will be responsible for all costs associated with constructing stormwater improvements necessary to serve the proposed plat.
17. 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.
- a. Signing and striping plans, where appropriate, shall be included as part of the design submittal.
  - b. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
  - c. Any grades exceeding 8% must be shown on the preliminary plat.
  - d. Garages shall be a minimum of 20 feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
  - e. 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.
  - f. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
18. 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 Center for review and acceptance prior to acceptance.
19. 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.

20. A \$250.00 deposit will be required for each monument to be installed as part of the final plat.
21. Civil engineered plans and profiles shall use NAVD88 datum (City of Spokane datum minus 13.13 feet).
22. 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. 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.
3. 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.
4. 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.
5. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
6. A transportation impact fee will be collected prior to the issuance of a building permit for the affected lot.
7. 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.
8. 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.
9. 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.

10. 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.
11. All parking areas and driveways must be hard surfaced.
12. Shared driveways will be required for Lot 3-8.
13. Avista requests the following: 10' utility easement to front lots 1 through 8 and label as such on Short Plat. Add the following dedication language to the face of the Short Plat:  
  
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. Drainage swales are not allowed within the dry utility easements.
14. Garages shall be a minimum of twenty feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
15. Slope easements for cut and fill, as deemed necessary by the Planning and 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.
16. Names and addresses of owners/taxpayers of the properties adjacent to the proposed plat must be shown on the Final City Short Plat;
17. All development and structures in this proposal are subject to the standards set forth in SMC 17C.110.360 – Pocket Residential Development.
18. 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;

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 "Cotter" 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. Eight (8) conformed paper copies of the Final City Short Plat, which bears the Auditor's File Number and Recording Information, with the Planning & Development 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 17<sup>th</sup> day of April 2019. **THE LAST DAY TO APPEAL THIS DECISION IS THE 1st DAY OF MAY, 2019 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 Dave Compton (509) 625-6089 if you have further questions related to procedures or if you need further assistance.



Heather Trautman, Director  
Planning & Development

By: Dave Compton, Assistant Planner *DBC*  
Planning and Development