



Pre-Development Conference Notes

Project Name: Deep Pine Overbluff

To: Taud Hume
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Spokane, WA 99201
taudhume@hotmail.com

Phone: 981-8848

From: Patty Kells, Facilitator

Phone: 625-6447

Project Name: Deep Pine Overbluff
Permit No.: B15M0103PDEV
Site Address: 3515 S Inland Empire Way
Parcel No.: 25361.0006/.0007 & 35312.0002
Meeting Date: **November 5, 2015**

Thank you for attending a Pre-Development meeting with the City of Spokane. Below are notes summarizing the information that was presented to you at your meeting on Thursday, November 5, 2015. These notes are broken down into three sections:

- Section 1: This section describes those proposed items specific to the building improvements with directives for code compliance addressed by the Building and Fire Departments as well as Spokane Regional Health District when warranted.
- Section 2: This section describes all issues outside of the building within the property boundaries including landscaping, parking requirements and accessibility, utilities, traffic, and refuse addressed by Planning, Engineering, Traffic, and Solid Waste Departments.
- Section 3: This section contains information for permit submittal, our intake process, and general information.

Please be advised that these notes are non-binding and do not constitute permit review or approval. The comments were generated based on current development standards and information provided by the applicant; therefore, they are subject to change. Comments on critical items will be highlighted in **bold** text.

Project Information:

- A. Project Description: Eighty-six unit plat/Shoreline Conditional Use Permit (SCUP) under ordinance Shoreline Management Plan (SMP; Department of Ecology (DOE) Channel Migration; Flood Plain Delineation
- B. Scope and Size: The scope of work includes the development of 86 residential lots and development of the site. The types of units will be single family residential or townhouses.
- C. Special Considerations: GEO Hazard area (steep slopes)
- D. Estimated Schedule: Reapply ASAP

E. Estimated Construction Cost: \$600,000

This is a summary for the review of the plans that were submitted. It is not all inclusive of every development regulation and may change based on future project modifications.

Section 1 – Comments Specific to the Building

Dean Giles – Building Plans Examiner (625-6121):

1. The 2015 building and fire codes will be adopted on July 1, 2016. Plans submitted after this date will be reviewed under the current (new) code.
2. When construction plans are provided, they will be reviewed for general height and area, fire and smoke protection, exiting, accessibility, etc.
3. Obtain demolition permits for removal of any existing structures

Dave Kokot – Fire Prevention Engineer (625-7056):

1. The residences are required to comply with the International Residential Code. The construction type was not noted, and is assumed to be Type VB.
2. If a second site access cannot be met, and the existing access cannot be improved, all of the dwellings in the development will be required to be provided with fire sprinklers, and the number of dwellings would be limited to 30. (IFC 903)
3. Single station smoke detectors and carbon monoxide detection will be required in dwelling units at each level (IFC 907.2.11).
4. Address numbers, or other approved signs, are required to be provided on each building in a visible location (IFC 505).
5. Key boxes or key switches approved by the Fire Department are required for gates or similar barriers (IFC 506.1.1).
6. Fire Department key boxes are ordered through the Fire Department.

Eric Meyer – Spokane Regional Health District (324-1582):

1. The Health District has no requirements for the project being reviewed this week.

Section 2 – Comments Specific to the Site

Tami Palmquist – Associate Planner (625-6157):

1. This project will be subject to a Type III Permit to include the combination of a Shoreline Conditional Use Permit, Long Plat and presumably a PUD.
2. Geologically Hazardous Areas are described in SMC 17E.040.030 and defines Landslide hazardous areas as any area with a slope of thirty percent or greater. SMC 17E.040.110 describes the required buffers from these geologically hazardous areas, and SMC 17E.040.120 goes on to say that land that is located wholly within a landslide area or its buffer may not be subdivided. Although, land that is located partially within a landslide

hazard area may be subdivided provided that each resulting lot has sufficient buildable area outside of, and will not affect, the landslide hazard. This plan does not make sufficient provisions to address these requirements as it relates to lots 58-86.

3. A Shoreline / Critical Areas checklist will be required.
4. All application materials shall include the requirements listed under 17E.040.080 and 17E.020.080, including topographic surveys, location and boundaries of all critical areas and related buffers extending 25 feet past the subject sites boundaries and the location of all riparian corridors within 100 feet of the sites boundaries.
5. A Geohazard Evaluation and Mitigation Plan will be required, per SMC 17E.040.090.
6. Please show how you are meeting the general performance standards of SMC 17E.040.100 and SMC 17E.020.050 (B).
7. A Habitat Management Plan shall be required and my need to be updated from the original date it was prepared. All structures shall be set back a distance of ten feet from the edges of all delineated critical buffers.
8. This project falls within Riparian Zone segment 6, the RHA width is the outer edge of the 100-year floodplain, the CMZ, or 250 feet, whichever is greater. No improvements of any kind or vegetation removal within 250 feet of the OHWM is allowed unless using Buffer Averaging as discussed in section 17E.020.050(B)(2)(m).
9. A Floodplain Development Permit will be required for all development located within the special flood hazard area. Please review SMC 17E.030.140 for specific standards to be met.
10. Any use, modification, or development within geologically hazardous areas shall comply with the requirements in critical areas ordinances and the following:
 - a. New development or the creation of new lots that would cause foreseeable risk from geological conditions to people or improvements during the life of the development shall not be allowed.
 - b. New development or the creation of new lots that would require structural shoreline stabilization over the life of the development shall not be allowed. Exceptions may be made for the limited instances where stabilization is necessary to protect allowed uses where no alternative locations are available and when no net loss of ecological functions will result. The stabilization measures shall conform to WAC 173-26-231; and
 - c. Where no alternatives, including relocation or reconstruction of existing structures, are found to be feasible and less expensive than the proposed stabilization measure, stabilization structures or measures to protect existing primary residential structures may be allowed in strict conformance with WAC 173-26-231 requirements and then only if no net loss of ecological functions will result.
11. There shall be no net loss of vegetative cover within the shoreline jurisdiction. Proposed removal of vegetation for a permitted use shall be reviewed pursuant to the mitigation sequencing specified in SMC 17E.060.230. Avoidance of any impact to shoreline vegetative cover is the preferred method of mitigation.
12. When an applicant is required to submit a habitat management plan pursuant to SMC 17E.020.090, the requirements in SMC 17E.060.240 through SMC 17E.060.280 may be waived by the director or submitted as a component of the habitat management plan. If included in the HMP please describe.
13. Physical and visual public access to the shoreline will be required for a development of more than four lots. Please refer to SMC 17E.060.280.

Comments from Pre-Dev January 21, 2010, that are still applicable:

1. Zoning and Land Use Plan:

Zoning District: RA (Residential Agricultural)/RSF (Residential Single Family)

Land Use: AG (Agriculture)/ Potential OS (Potential Open Space)

Note: AG Comprehensive Plan designation directs planned uses toward agricultural activities: The Potential OS Comprehensive Plan designation is to protect areas with height, scenic value, environmentally sensitive conditions, historic or cultural values, priority animal habitat, and/or passive recreational features.

Overlay Zone(s)/Height District: none

Environmental Overlays: Aquifer/Aquifer Sensitive Area

Adjacent street designations: US Highway 195

2. Proposed Use: 88 lot residential development

3. General Zoning Development Standards: (*Reference SMC 17C.110*)

(*Modifications to these standards may be allowed through a Planned Unit Development*)

a. Setbacks in RA Zone:

Front: 15 feet (Garages must be setback 20 feet)

Side: five feet

Rear: 25 feet

b. Setbacks and Required Sidewalk Width Standards (*reference 17C.110.410*)

Sidewalks are required to be constructed and shall consist of a clear walking path at least five feet wide (in addition to a minimum five-foot wide planting zone for street trees). Part of the sidewalk width may be located on private property. The sidewalk dimension shall be applied to the clear, unobstructed pathway between the planting behind the curb and building facades or parking lot screening.

c. Maximum Roof Height: 35 feet

d. Maximum Wall Height: 25 feet

e. Maximum lot coverage: 40 percent on lots 5,000 square feet and greater

f. Minimum lot size: 7,200 square feet

g. Maximum lot size: 11,000 square feet

h. Minimum lot width: 40 feet

i. Minimum lot depth: 80 feet

j. Density four to ten units per acre

4. Off-street Parking: (*Reference 17C.230*)

Total Parking Required: One space per dwelling unit plus one space per bedroom after three bedrooms

5. Fencing: *Reference SMC 17C.110.230*

An additional permit may be purchased from the Building Department for fencing.

6. Public Access: *Reference SMC 17G.080.070(B)(3)*

Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands.

7. Platting: *Reference SMC 17G.080*

The subdivision application will be a Long Plat-Preliminary and processed as a Type III Application, subject to the Hearing Examiner.

8. SEPA Review: Required (SMC 17E.050)

9. Shoreline Permits/JARPA: Shoreline Conditional Use Permit: Required (SMC 11.15)

10. Floodplain Development Permit: Required (SMC 17E.030.060)

11. Channel Migration: Delineation required

12. Critical Area Checklist: Required (SMC 17E.020.080)

13. Habitat Management Plan: Required (SMC 17E.020.090)

14. Geotechnical Evaluation: Required (SMC 17E.040)

15. Formal Design Review: Required (SMC 17G.040.020)

Patty Kells – Traffic Engineering Assistant (625-6447):

WSDOT's new interchange notwithstanding, Traffic Planning has concerns that there has not been enough detail provided for local access to the proposed development across Latah Creek, which will require a bridge. Moving forward to make this development a reality will require design detail which could significantly reduce the number of developable lots. For example, a two lane bridge with a sidewalk most likely will need to be a minimum of 35 feet wide and be situated above an established high water mark (100-500 year flood). These design criteria may make for wide abutments with significant fill sections in the streambed and may impact property to the east that otherwise would be developed into building lots.

1. An updated trip generation and distribution letter would need to be submitted with the current layout of the Cheney-Spokane Interchange access. The proposed platting has some limited SR#195 frontage totally under the access controls of the Washington State Department of Transportation (WSDOT). Since platting within the City is required to have public road frontage, current access by easement across a narrow bridge constructed by Avista, acceptable public road access is absent at this time. Expansion of the bridge, or other acceptable alternative access, must be addressed prior to any plat approvals. The previous SEPA Checklist identified that bridge widening is the only measure to control Transportation impacts.
2. Traffic analysis of the interchange of SR#195 and the access road at Cheney-Spokane intersection alone cannot address transportation adequacy. Because SR#195 is a limited access State Route, concurrency is a decision factor for the City but not for the WSDOT because it is a highway of statewide significance (HSS).
3. Access by easement using a 12.5 foot wide clearance bridge does not comply with standards. Provision for two-way movement, pedestrians, and bicycles is absent and creates an unsafe condition. The property frontage used for current access may be controlled by the DOT and lies within the footprint of the Latah Valley proposed arterial.
4. The proposed bridge enhancements are a complicating issue. Widening the existing bridge would require substantial additional information regarding size, location, additional utilities such as water and pressure sanitary sewer, fire apparatus and other structural design characteristics. Additional SEPA information is not provided regarding environmental impacts to the City transportation system, and more importantly, the Latah Creek itself. Bridge permitting issues include wetlands preservation, flood-plain regulations, riparian restrictions and buffers, historic preservation, wildlife impacts, and numerous other environmental unknowns. An Environmental Study should be required for construction of a larger bridge in the Latah Creek.
5. The City and the bridge owner must approve the addition of utilities, sewer and water facilities to the bridge structure.
6. The proposal must meet all City standards, including those for plats and PUD's.(see SMC Section 17G.080.050 Subdivisions). Any proposed deviations from standards shall be sought in writing, justified, and may be approved by the Director of Engineering Services.
7. Lots 58-86 are steep and erodible slopes and would require specific engineering including geotechnical analysis. Lots 54, 55, 57-59 appear to lie within the riparian area. All lots must be served by public sidewalk. The building envelopes for Lots 2-20 appear too small. Connectivity to public and open space areas is blocked by proposed lot configuration.
8. Garages shall not be less than 20 feet from sidewalk. Any structures shall be on a single parcel. Maintain clear view at intersections.
9. Any new or modified driveway access locations must be reviewed and approved by Traffic Engineering prior to permit issuance. Any unused driveway approaches need to be removed and replaced with City Standard curb and sidewalk.

10. Adequate access and maneuvering for refuse/emergency vehicles is required, per the City Standards, and must be maintained during construction. This needs to be noted on the building plans.
11. Maintain clear view at intersections, pedestrian ways, and driveways. Please show the clear view triangle on the site and landscape plan. Confine illumination lighting to the site.
12. *"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."* An impact fee will be assessed for this plat for 86 SFR lots in the South Service Area calculated at \$693.66/dwelling and must be paid prior to issuance of any building permit.

Mike Nilsson – Associate Engineer (625-6323):

1. There is a 27-inch sewer main on the west side of US 195, near the project site. A capacity analysis is required to determine the size of the sewer main extension to the site. A concept or preliminary civil engineering plan that demonstrates the proposed sewer system generally can meet City requirements must be provided.
2. The proposed plat includes critical areas. A concept or preliminary drainage report to demonstrate that the proposed drainage facilities generally can meet the stormwater requirements must be provided.
3. 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".
4. Stormwater design requirements can be found in the Spokane Regional Stormwater Manual (SRSM) and City of Spokane Design Standards Section 6. Please include a detailed Site Plan or Civil Plans, which show and clearly delineate existing and proposed sewer, water, drainage structures, dry well types, swale bottom areas and property lines. Show proposed and existing pavement. The geotechnical report, drainage report and civil plan must be stamped and signed by an engineer licensed in the State of Washington.
5. See Spokane Municipal Code 17D.050 – Roadway Naming prior to submitting the plat and subsequent street and utility plans. Roadway names consistent with a PUD must be proposed and accepted.
6. Addresses will need to be applied for prior to submitting for sewer and water tap permits.
7. Lot numbers should restart at "1" with each different Block number.
8. All sewer, water, and street improvements will need to be completed or bonded for prior to submitting the final plat. General Facility Charges are applicable for the proposed development.

Dave Kokot – Fire Prevention Engineer (625-7056):

1. An approximate site fire flow (obtained from IFC Table B105.1 and Table C105.1) is 1,000 GPM for buildings up to 3,600 square feet and requires one fire hydrant.
2. There are no existing fire hydrants in the area that meet the Fire Code requirements for this project.
3. Fire hydrant spacing shall not be more than 500 feet (along an acceptable path of travel), within 500 feet of the property line for non-sprinklered buildings and 750 feet of the property line for fire sprinklered buildings (SMC 17F.080.030).
4. For International Residential Code buildings, fire hydrants are required within 600 feet (IFC 507.5.1, exception 1) of all points around a building along an acceptable path of travel. For single family residential infill projects in existing developed areas, fire hydrants are allowed to be within 500 feet of the property line along an acceptable path of travel

(SMC 17F.080.321).

5. Fire hydrants will be required for site fire flow.
6. Site fire flow will be required to be maintained or provided during construction. At a minimum, a temporary water supply would be required.
7. The proposal does not appear to meet the requirements for fire access as required in the Fire Code. The property is also in proximity to wildland type areas and should take into account fire access for fires in adjacent undeveloped areas. Single family and duplex residential developments that exceed 30 dwelling units on any single road are required to have a second fire access road (IFC D107.1). Exception 1 of IFC D107.1 allows for more than 30 dwelling units on a single fire apparatus access road where all dwellings are provided with fire sprinklers.
8. Fire Department approved all-weather access must be provided to within 150 feet of any point around the outside of a building (IFC 503.1.1). For fully sprinklered buildings, this is extended to 165 feet (IFC 503.1.1, exception 1). Dead-end roads longer than 150 feet need approved fire apparatus turn-arounds (IFC 503.2.5). Fire apparatus turning radius is 50 feet external, 28 feet internal (SMC 17F.080.030.D.3). Minimum height clearance is 13 feet-6 inches (IFC 503.2.1). Fire lanes will have a maximum slope of ten percent (based on IFC 503.2.7).
9. Minimum width for fire access is 20 feet, unobstructed (IFC 503.2.1). Buildings exceeding 30 feet in height will be required to have a Fire Aerial Access lane of 26 feet wide along at least one side of each building (IFC D105.2).
10. Fire access will be maintained during construction. The fire lanes will be maintained with an all-weather surface (IFC 1410.1).
11. The installation of security gates on fire access roads shall be approved by the Fire Department (IFC 503.6). If access to the site is required to comply with the distances around the building, at least one access gate will be setback a minimum of 48 feet from the edge of pavement. Gate openings will be a minimum of 14 feet wide, and open gates will not obstruct access to structures.

Mathias Bauman – Water Department (625-7953):

1. Water is available for this proposed project.
2. A water model is required for this proposed project, discussing impact of water demands and fire flows on City of Spokane Water System.
3. Specific water main design for proposed crossing of Hangman (Latah) Creek.
4. Calculated static water pressure is approximately 125 psi at hydrants located south of Highway 195 along Cheney-Spokane Road.
5. The proposed project will be subject to GFC's.
6. A utility site plan illustrating hydrants, new water lines and/or services to be installed shall detail location of new tap(s) and meter(s) prepared by a Professional Engineer licensed in the State of Washington. Water Department plan reviewers and inspectors will ensure that any new water line(s) and Service line(s) needing backflow assemblies are installed in accordance with applicable rules and regulations. Water Department Water Service Inspectors, (north side) Harry Ward (509) 625-7845, (south side) Greg Burchett (625-7844) will review submitted plans and inspect on-site construction. Water Department Cross Connection Control Specialist, Chuck Fletcher (509) 625-7967, will review any backflow assemblies where required.
7. Taps and meters can be purchased at Developer Services Center, located on third floor of City Hall-Spokane. Size of service(s) shall comply with International Plumbing Code. Tap, meter, and connection fees will comply with section 13.04 of SMC. Tapping of the water main and installation of new meters shall be done by City forces. All excavation and

restoration is the owner's responsibility. All trenches and/or excavations must comply with current W.A.C. #296-155 part N. No City of Spokane employee will be permitted into any trench and/or excavation without proper shoring or sloping, no exceptions. Please see Water Department Rules and Regulations for information about tap and meter sizes and sewer/water separation requirements.

Rick Hughes – Solid Waste (625-7871):

1. Documentation showing the bridge is rated for the weight of our trucks will be required. Contact Kerry Deatrich the City of Spokane Residential Supervisor at 625-7874 for vehicle requirements.

Kathleen Weinand – Spokane Transit (325-6055)

1. The subject site is not currently served by Spokane Transit's fixed route service. There are no near-term plans to serve this area. Should Spokane Transit serve the Latah Creek area in the future, residents of the proposed subdivision would have a difficult time accessing the service because of the isolated nature of the subdivision.

Section 3 – General Information and Submittal Requirements

1. Site plan requirements are as shown on the attached "Commercial Building Permit Plan Checklist". **Full Building Plan Sets** shall include all architectural, structural, plumbing, mechanical, and electrical drawings. **Site Plan Sets** shall include the overall site plan, all civil engineering plans, landscaping plans, and building elevations. Plans are required to be stamped and sealed by an architect, landscape architect, or engineer licensed to do business within the State of Washington.
2. Please provide site plans showing dimensions, **property lines, and City Limits**, relative topography, all on-street signs and street markings, any new and existing frontage improvements, all structures, on-street storm drainage facilities, sidewalks, curbs, parking calculations and dimensions, dimension existing roadway, new and existing driveways and their locations, and other relative information. Show all existing topography in the public right-of-way such as street signs, water valves, hydrants, etc. All required landscaping must be within the property lines and not in the public right-of-way.
3. An Intake Meeting handout was provided to you in your packet at the Pre-Development meeting. Please call (509) 625-6300 to schedule an Intake Meeting to submit plans for a new commercial/industrial building, an addition to an existing building, a change-of-use, or a parking lot. Appointments must be made at least 24 hours in advance and can be scheduled for Monday through Thursday.
4. Please provide a complete set of plans to Spokane Regional Health District if food and/or beverage handling business is planned.
5. If you would like a full Certificate of Occupancy on any portion of the permit prior to completion of the other phases, it is required to file separate permits for each phase. An additional \$250 fee will be assessed for a Temporary Certificate of Occupancy and/or a Temporary Certificate of Occupancy extension per SMC 8.02.031M.
6. For additional forms and information, see buildingspokane.org or spokanecity.org.



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UNIVERSITY SUBDIVISIONS
KINGDOM HOLDINGS
CORPORATION
SPokane, WA 99201
(509) 325-1477

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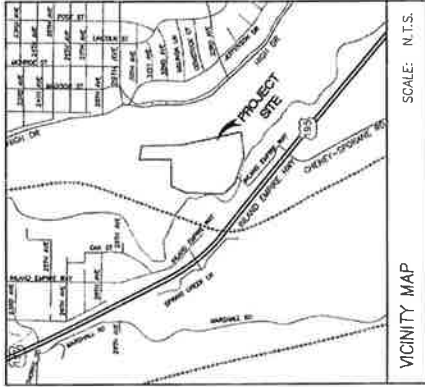
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PRELIMINARY PLAT/PUD OF
LATAH CREEK
BEING A SUBDIVISION OF A PART OF
SECTION 36, TOWNSHIP 25, RANGE 42 EAST, W.M.
AND A PART OF TOWNSHIP 25, RANGE 43 EAST, W.M.
THE NORTHWEST 1/4 OF SECTION 36,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



ENCLOSED SUBDIVISION INFORMATION:

NUMBER OF LOTS: 88
TOTAL SUBDIVISION AREA: 2,111,890 SF (48.48 AC)
OPEN SPACE: 1,590,683 SF (36.12 AC)
ROAD AREA (R/A): 362,742 SF (8.34 AC)
ROAD AREA (R/W) (INCLUDING R/A AND OPEN SPACE): 866,872 SF (19.78 AC)
LOT DENSITY: 4.36 LOTS PER ACRE (EXCLUDING R/A AND OPEN SPACE)
USE OF LOTS: RESIDENTIAL - SINGLE FAMILY
DOMESTIC WATER SUPPLIED BY: CITY OF SPOKANE
SANITARY SEWER COLLECTION BY: RA & RES
CURRENT ZONING DESIGNATION: RA 7,200 SF RSP: 4,200 SF
MINIMUM LOT AREA: RA 40' RSP: 40'
MINIMUM LOT FRONTAGE: RA 40' RSP: 16'
SETBACKS: SAME AS FRONT
FRONT: 25' 5' 0'
FLANK: SAME AS FRONT
REAR: 25' 0'
SIDE: 5' 0'
BORDER EASEMENTS ARE PROPOSED AS NOTED BELOW.
FINAL WIDTHS TO BE DETERMINED.
5.0' BORDER EASEMENT (FOR SIDEWALK)
15.0' UTILITY EASEMENT

REGISTRATION NUMBER FOR
WASHINGTON WATER POWER
COMBINT. OR AS NOTED
EASEMENT FOR A WATER
EASEMENT FOR A WATER
EASEMENT FOR A WATER
NO. 1071150. DOES NOT
AFFECT TO AREA BEING PLATED

PROJECT MAP: ONE
DRAWN: ALB
CHECKED: ONE
DATE: 01/09/10

SEC. 36, T. 25 N., R. 42 E. W.M.

SEC. 36, T. 25 N., R. 43 E. W.M.

SEC. 36, T. 25 N., R. 42 E. W.M.

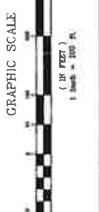
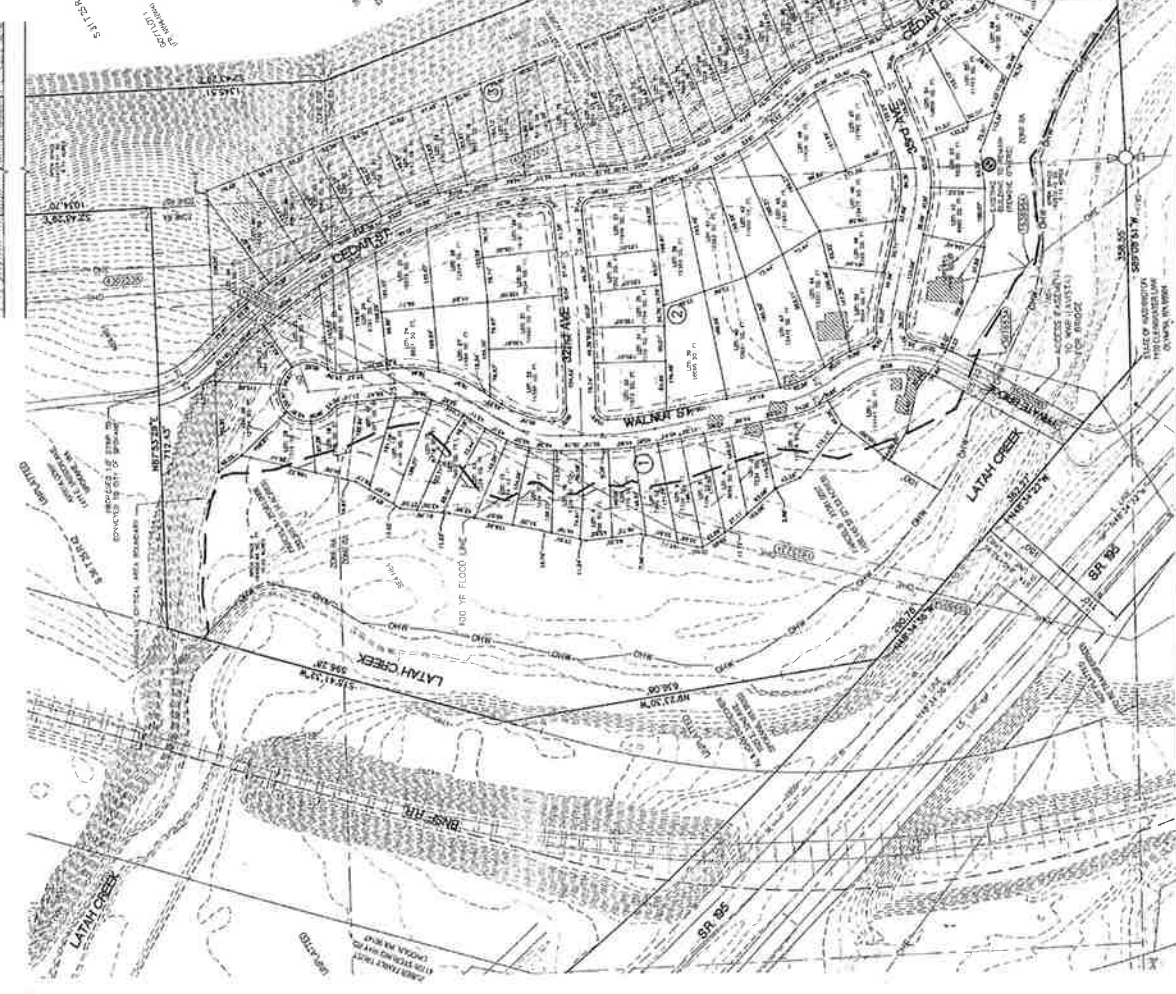
SEC. 36, T. 25 N., R. 42 E. W.M.

SEC. 36, T. 25 N., R. 42 E. W.M.

SEC. 36, T. 25 N., R. 42 E. W.M.

SEC. 36, T. 25 N., R. 42 E. W.M.

SEC. 36, T. 25 N., R. 42 E. W.M.





BUILDING SERVICES DEPARTMENT
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6300
FAX (509) 625-6822
www.buildingspokane.org

PRE-DEVELOPMENT CONFERENCE NOTES


PROJECT: JRP/Latah Creek Preliminary Plat
PROJECT #: B10M0006PDEV
ADDRESS: 3515 S Inland Empire Way (Parcel # 25361.0007)
MEETING DATE: January 21, 2010

Clients:

Jeff Logan/John Pilcher
USKH
621 W Mallon Ave Suite 309
SPOKANE WA 99201

Phone: 509-328-5139
Cell: 863-5719
Fax: 328-0423
E-Mail: JLOGAN@USKH.COM

FROM:

 Joe Wizner, Building Official
Building Department

Phone: 625-6142

BY:

Mike Mollison, Facilitator

Phone: 625-6141

NOT IN ATTENDANCE:

Eric Meyer, R.S., Spokane Regional Health District, Environmental 324-1582
Chuck Studer, SRCAA 477-4727, ext. 107
Teresa Stripes, Business and Development 625-6597

Notes may be included, if not, please contact for their requirements.

PROJECT INFORMATION:

A. Project Description: Preliminary Plat

B. Scope and Size: 88 lots

C. Special Considerations: SEPA/bridge – 12 feet wide (not wide enough)

D. Estimated Schedule: Not Given

E. Estimated Cost/ Valuation of Project: N/A

Disclaimer: These notes are non-binding and do not constitute permit review or approval. The comments were generated based on current development standards and information provided by the proponent; therefore, they are subject to change.

Standard Comments and Requirements:

1. Please provide three (3) complete sets of plans including an NREC form, a Critical Materials list, and eight (8) additional site plans (plan sets if more than one sheet is necessary to provide the required information on the site plan). Plans shall include site, architectural, structural, plumbing, mechanical, and electrical drawings. Deferred submittals are not allowed. Site plans shall include all parcel/property lines, all site utilities, required parking and landscaping, on-site stormwater (disposal and required calculations), refuse container location, curb cuts, approach aprons, sidewalks, location of any city signs along the street, etc. Provide dimensions on the site plans. If the information noted above as required for the site plans (plan sets) is not provided, the intake meeting will reject the project for plan review.
2. Please call (509) 625-6300 to schedule an appointment to submit your plans under the new submittal process called an "Intake" for all new commercial projects and new commercial additions. Appointments can be scheduled Monday through Thursday prior to 3:00 p.m. and at least 24 hours in advance.
3. Please provide a complete set of plans to Spokane Regional Health District if food and/or beverage handling business are planned.
4. Plans are required to be stamped and sealed by an architect or engineer licensed to do business within the State of Washington.
5. A building with more than one tenant space where more than one tenant will require a Certificate of Occupancy shall submit documents for a shell permit. It must be noted on the shell plans and site plans (plan sets) if different occupancy groups are proposed within the building to avoid a change of occupancy for the tenant space(s). Separate permits will need to be issued for each tenant space even if the tenant spaces are shown on the plans. This will alleviate the necessity of completing all tenant spaces prior to finalizing the building shell.
6. If you would like a full Certificate of Occupancy on any portion of the permit prior to completion of the other phases it is required to file separate permits for each phase. An additional \$250.00 fee will be assessed for a Temporary Certificate of Occupancy and/or a Temporary Certificate of Occupancy extension per SMC 8.02.031M.

7. For additional forms and information see www.buildingspokane.org or www.spokanecity.org

Project Specific Comments:

No specific comments at this time.

Current Planning:

Marla French

625-6638

General Comments:

1. Zoning and Land Use Plan:

- Zoning District: RA (Residential Agricultural)/RSF (Residential Single Family)
- Land Use: AG (Agriculture)/ Potential OS (Potential Open Space)

Note: AG Comprehensive Plan designation directs planned uses toward agricultural activities: The Potential OS Comprehensive Plan designation is to protect areas with height, scenic value, environmentally sensitive conditions, historic or cultural values, priority animal habitat, and/or passive recreational features.

- Overlay Zone(s)/Height District: None
- Environmental Overlays: Aquifer/Aquifer Sensitive Area
- Adjacent Street Designations: US Highway 195

2. Proposed Use: 88 lot residential development

3. General Zoning Development Standards: (Reference SMC 17C.110)

A. Setbacks in RA Zone:

Front: 15 feet (Garages must be setback 20 feet)
Side: 5 feet
Rear: 25 feet

B. Setbacks and Required Sidewalk Width Standards (Reference 17C.110.410);

Sidewalks are required to be constructed and shall consist of a clear walking path at least five feet wide (in addition to a minimum five-foot wide planting

zone for street trees). Part of the sidewalk width may be located on private property. The sidewalk dimension shall be applied to the clear, unobstructed pathway between the planting behind the curb and building facades or parking lot screening.

- C. Maximum Roof Height: 35 feet
 - D. Maximum Wall Height: 25 feet
 - E. Maximum lot coverage: 40 percent on lots 5,000
 - F. Minimum lot size: 7,200 square feet
 - G. Maximum lot size: 11,000 square feet
 - H. Minimum lot width: 40 feet
 - I. Minimum lot depth: 80 feet
 - J. Density four to ten units per acre
4. Off-street Parking: (Reference 17C.230)
- Total Parking Required: One space per dwelling unit plus one space per bedroom after three bedrooms.
5. Landscaping and Screening: None required in the RA zone or for single-family residences.
6. Signs: Reference 17C.240 Signs
7. Fencing: Reference SMC 17C.110.230
- An additional permit may be purchased from the Building Department for fencing.
8. Public Access: Reference SMC 17G.080.070(B)(3)
- Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands.
9. Platting: Reference SMC 17G.080
10. The subdivision application will be a Long Plat-Preliminary and processed as a Type III Application, subject to the Hearing Examiner.
11. SEPA Review: Required (SMC 17E.050)

- 12. Shoreline Permits/JARPA: Shoreline Conditional Use Permit: Required (SMC 11.15)
- 13. Floodplain Development Permit: Required (SMC 17E.030.060)
- 14. Channel Migration: Delineation required
- 15. Critical Area Checklist: Required (SMC 17E.020.080)
- 16. Habitat Management Plan: Required (SMC 17E.020.090)
- 17. Geotechnical Evaluation: Required (SMC 17E.040)
- 18. Formal Design Review: Required (SMC 17G.040.020)
- 19. Boundary Line Adjustment: N/A
- 20. Other Permits and studies may be necessary for review of application

Pre-Dev Follow-Up Notes:

During the Pre Development meeting the applicant stated they may also apply for a Planned Unit Development. A link to the PUD application packet is available at this [web site:](http://www.spokaneplanning.org/Application_Forms/Planned%20Unit%20DevelopmentPlanned%20Unit%20Development.pdf)
http://www.spokaneplanning.org/Application_Forms/Planned%20Unit%20DevelopmentPlanned%20Unit%20Development.pdf

Copy and paste the whole link into a web browser if the link does not work.

Engineering Services - Traffic Design: Mike Britton 625-6491

- 1. Access by easement using a 12.5 foot wide clearance bridge does not comply with standards. Provision for two-way movement, pedestrians, and bicycles is absent and creates an unsafe condition. The property frontage used for current access may be controlled by the DOT and lies within the footprint of the Latah Valley proposed arterial.
- 2. The City and the bridge owner must approve the addition of utilities, sewer and water facilities to the bridge structure
- 3. The proposal must meet all City standards including those for plats and PUD's. (See SMC Section 17G.080.050 Subdivisions). Any proposed deviations from standards shall be sought in writing, justified, and may be approved by the Director of Engineering Services.

4. Any driveways shall be reviewed and approved by Traffic, Developer Services, prior to permit issuance. No more than 30 dwelling units by single access may be permitted.
5. Lots 61-87 are steep and erodible slopes and would require specific engineering including geotechnical analysis. Lots 54, 55, 57-59 appear to lie within the riparian area. All lots must be served by public sidewalk. The building envelopes for Lots 2-20 appear too small. Connectivity to public and open space areas is blocked by proposed lot configuration.
6. Garages shall not be less than 20 feet from sidewalk. Any structures shall be on a single parcel. Maintain clear view at intersections.
7. The connections to State Route 195 may be modified for the future Latah arterial. Necessary right-of-way, if any, may be required from this plat. The Washington State Department of Transportation and City of Spokane will coordinate.
8. Provide Trip Generation and Distribution letter.

Engineering Services - Developer Services: Forrest Diehl 625-6445

No specific comments at this time.

Fire Prevention: Dave Kokot 625-6121

The Fire Department reserves the right to review and approve all access design and water supply locations. This project was reviewed following the 2006 IFC with State and Local amendments. The 2009 IFC with State and Local amendments will be adopted no later than July 1, 2010.

Construction:

The development shows 88 parcels for what appears to be single family dwelling lots. The occupancy will be R3 for single family. The buildings are presumed to be Type VB construction.

Water Supply:

The site fire flow is based on the area of the buildings. For single family residential dwellings (single family, duplex and townhouses), the site fire flow is 1,000 GPM for up to 3,600 square feet. For larger single family residential, Table B105.1 is used to determine the fire flow.

Fire hydrants are required to be within 250 feet of all properties along an acceptable path of travel for fire apparatus. A fire hydrant shall be no farther than 150 feet from the Fire Department connections for buildings provided with fire sprinklers, and no farther than 600 feet from any point around a building. Fire hydrant spacing shall not

be more than 500 feet, unobstructed.

The proposal fire hydrant layout shows some distances of more than 500 feet and there are two parcels more than 250 feet to a fire hydrant.

Fire Department Access:

Fire Department access must be provided to within 150 feet of any point around the outside of a building. If an access road exceeds 150 feet to meet the 150 feet to all points around a building, an approved turn-around is required. Turning radius for fire apparatus is 50 feet external, and 28 feet internal. Cul-de-sacs will have an internal diameter of 100 feet. Maximum grade for fire lanes shall not exceed 10 percent and the required clear height is 13 feet-6 inches.

Fire lanes require a 20 foot unobstructed width. Access roads with a width of less than 28 feet require no parking on both sides of the street. Streets between 28 and 36 feet allow parking on one side, and streets 36 feet and wider allow parking on both sides.

For housing developments with one or two family homes that exceed 30 dwelling units or multifamily developments of more than 200 dwelling units with fire sprinklers, two separate fire access roads are required. Where there are more than 30 single family or two family total dwelling units, all dwellings are required to be provided with fire sprinklers unless a second access is provided.

This site is served with a single lane bridge and no other access. The bridge does not comply with the requirements of a fire lane. The site does not lend itself to a second access, and the revisions to the existing bridge to widen it would be very costly. In addition, the property adjoins a wild land area and is subject to the risk associated with that type of area.

As presented, the proposal does not comply with the Fire Code. We would be willing to discuss alternatives and equivalencies to facilitate access and fire operations

Fire Sprinklers/Suppression:

Single family homes are currently not required to be provided with fire sprinklers, but would be required to be provided if there are more than 30 dwelling units.

Plans must be submitted to the Fire Department for review, approval, and permit prior to the commencement of any sprinkler work.

The completed sprinkler installation shall pass a visual inspection and hydrostatic test witnessed by a representative of the Fire Prevention Bureau before covering of the piping and heads prior to the issuance of a Certificate of Occupancy.

Alarm:

Single station smoke detection is required in single family residential dwellings.

Comments provided are for preliminary purposes only. Efforts have been made to ensure that the information provided is pertinent to the project being discussed. Comments submitted should NOT be construed as granting permission for or agreeing to any proposal. Final approval of any proposal will be granted through the usual review and permit process.

Notes:

Drawing submitted for Pre-Development hearing:

1. Standard location for City of Spokane public water mains is 9.5 feet north or east of street centerline.
2. Water and Sewer separation: Sewer lines must be a minimum of 18 inches deeper and a minimum of five feet horizontally from center line of any water service. Please see the Water Department Rules and Regulations document for details.

Developer Services will be performing the design review for this project. The following notes are taken from the City of Spokane Design Standards document.

Requirements for public water main design:

1. Plan/profile and detail sheet(s) for design using Department of Engineering Service design and drafting standards (See examples in Appendix D).
2. Service connection location(s) shown on plan from building to public or private water main.
3. Hydraulic study showing adequate fire flow and domestic service.
4. Copy of final plat or final addresses shown for each lot on water plans.
5. Tap/meter fees
6. General facilities charges

The following may be required:

1. Utility connection annexation covenant (provide legal description for projects located outside the city limits)
2. Easements (provide legal description)
3. Fire district approval (projects located outside the City Limits)
4. Latecomer fees

Premises Site Plan Approval for Solid Waste Collection Area Required. Customers are responsible for obtaining the advance plan approval of the Director of Solid Waste Management for all proposed waste storage areas, collection points, and customer equipment to be used. This requirement shall apply whenever new construction or remodeling occurs or whenever customer's waste disposal needs change. Customers involved in the City building permit or plan review process remain responsible to obtain the Director of Solid Waste Management's affirmative approval in addition to other municipal approval requirements. At all times, it remains the customer's sole responsibility to obtain such approval, which should be presumed. Note that for customer convenience, other parts of a building project may be approved, but solid waste approval of a site plan as required herein may not be inferred thereby.

Recycling:

Residential use premises must accept the solid waste collection service rate that includes recycling. Other nonresidential use premises may elect to receive commercial container service with or without recycling. All multi-family units or any commercial accounts supplied with glass, cardboard, or office paper recycling service are to have a ten-foot by 20-foot concrete pad with a three sided enclosure to screen both the refuse dumpster and recycling containers. A ten-foot deep by 17-foot wide area will suffice for dumpsters combined with recycling totes or one-yard recycle containers. Recycling area is to have a four-foot opening for access either to the front or side. Large containers designated for large volumes of recyclables must have screened enclosures of adequate size and dimension to contain each container. Contact the Recycling Department at (509) 625-7878 with questions.

PLEASE NOTE:

A letter from a licensed engineer will be required stating that the bridge is safely able to meet the weight requirements of the City solid waste equipment.

Spokane Regional Clean Air Agency (SRCAA): Chuck Studer 477-4727 ext 107

The following is a list of concerns/issues that may need to be addressed for this project as determined from information received by this office. The list is provided as a brief summary of general requirements, and does not relieve the proponent from meeting all local, state, and/or federal regulations. For additional information or clarification, contact Spokane Clean Air at (509) 477-4727. Copies of SRCAA regulations are available for purchase in our office or can be viewed and downloaded from www.spokanecleanair.org.

Construction related requirements:

1. Dust emissions during demolition, construction, and excavation projects must be controlled. This may require the use of water sprays, tarps, sprinklers, or suspension of activity during certain weather conditions.

2. Measures must be taken to avoid the deposition of dirt and mud from unpaved surfaces onto paved surfaces. If tracking or spills occur on paved surfaces, measures must be taken immediately to clean these surfaces.
3. Debris generated, as a result of this project, must be disposed of by means other than burning (i.e., construction waste, vegetative waste, etc.).
4. Spokane Clean Air (SRCAA) strongly recommends that all traveled surfaces (i.e., ingress, egress, parking areas, access roads, etc.) be paved and kept clean to minimize dust emissions.
5. If objectionable odors result from this project, effective control apparatus and measures must be taken to reduce odors to a minimum.
6. Special attention should be given to proper maintenance of diesel powered construction equipment to reduce the impact of diesel exhaust, a suspected carcinogen.

Additional requirements:

1. A Notice of Construction and Application for Approval is required to be submitted and approved by SRCAA prior to the construction, installation, or establishment of an air pollution source. This includes emergency generators rated at 500 hp (375 KW) or higher, natural gas heating equipment units rated at four MMBTU/hour or higher (input), and heating equipment units fired with other fuels (e.g., diesel) rated at one MMBTU/hour (input) or higher. Contact Spokane Clean Air (SRCAA) for a Notice of Construction application.
2. Notice of Intent must be submitted to SRCAA prior to any demolition project or asbestos project. An asbestos survey must be done by an AHERA-accredited building inspector prior to the demolition or renovation of buildings to determine if asbestos-containing material is present at the site. Contact Spokane Clean Air (SRCAA) for a Notice of Intent application.

Spokane Regional Health District:

Eric Meyer

324-1582

No specific comments at this time.

WA State DOT:

Greg Figg

324-6199

WSDOT is very concerned about the safety and operations of the US 195 and Cheney Spokane Intersection, which this plat will add additional traffic to. A traffic analysis needs to be conducted by the applicant to demonstrate that the traffic from this proposed plat can be accommodated by this intersection. The traffic analysis also needs to look at what improvements will be needed to this intersection to accommodate the traffic from this plat. Prior to this analysis being conducted, the

applicant needs to have a scoping meeting with the City of Spokane and WSDOT to discuss the needed elements of this study.

The frontage road that serves this site will be changed in conjunction with the WSDOT US 195 interchange project. A discussion with the applicant needs to occur regarding this frontage road.

Left turns in and out of the east leg of Cheney Spokane Road may be restricted by WSDOT as necessary for the safe operations of US 195.

Business and Development:

Teri Stripes

625-6595

The City of Spokane's Business & Development Services Department can connect you with incentives that will save you money. Our **Development Incentives Toolbox** is full of handy local, state and federal money-saving incentives, related to:

- Business Development
- Housing Development
- **Green Development**
- Property Development / Redevelopment
- Historic Preservation

Some of these incentives are available only in specifically designated areas, and some are available citywide. Or it could be that you might benefit from a combination of incentives whose target areas all overlap.

More information is available at www.developingspokane.org

For further assistance, contact Teri Stripes, at 625-6597, tstripes@spokanecity.org.



PRE-DEVELOPMENT CONFERENCE APPLICATION

Business & Developer Services
Spokane City Hall, 3rd Floor
808 W Spokane Falls Boulevard
Spokane, WA 99201-3343

Phone: (509)625-6300
Fax: (509)625-6822
www.buildingspokane.org

Site Plan Requirements and Scheduling Information available on Page 2.

Part 1: Classification of Work

- Remodel/Tenant Improvement (TI)
- Land Development

- New Construction
- Addition to an Existing Structure
- Parking Lot/Site Work

Change of Use or Occupancy -- Existing Use: _____

Proposed Use: _____

Part 2: Basic Project Information

Project Title: Deep Pine Overbluff Estimated Construction Cost: \$6,000,000 *development*

Site Address: 3515 S. Inland Empire Way Parcel #: 25361.0006, 7

*plat
35312.
0002*

Part 3: Contact Information

- Property Owner
- Business Owner
- Agent/Consultant
- Architect

Applicant/Contact: Taude Hume Email: taudehume@hotmail.com

Company Name: ~~Reliance~~ *side* Phone #: 981-8848

Mailing Address: 505 W Riverside Stc 500 Fax #: _____

City: Spokane State: WA Zip: 99201

Part 4: Specific Project Information

Summary of Work Proposed:

90 lot subdivision

Project Specific Questions You Would Like Answered During the Conference:

- 1) Use of Existing reports in new application
- 2) Critical Areas / Shoreline Issues
- 3) Traffic Issues / Fire Code Issues

Please attach an additional sheet of paper for more questions as needed.