

LETTER OF APPROVAL

March 9, 2022

Double Eagle Properties
PO Box 2324
Deer Park, WA 99006

Re: Preliminary “Double Eagle” Short Plat File # Z21-129PSP

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 “Double Eagle” Short Plat File #Z21-129PSP is a two lot preliminary short plat for the purpose of retaining an existing commercial building on one lot and creating a second vacant parcel for future development located at 315 E Francis Avenue, parcel number 36293.0031, comprised of 132,201 sq. ft. of land (3.03 acres);
2. THAT the proposed preliminary “Double Eagle” Short Plat is allowed under the provisions of Title 17 of the Spokane Municipal Code (SMC), and is consistent with the comprehensive plan designation, goals, objectives, and policies for the subject property;
3. THAT the proposed preliminary “Double Eagle” Short Plat complies with the Spokane Unified Development Code (SMC) Chapters 17C.110, 17G.060, 17G.080, the City’s Comprehensive Plan;
4. THAT one public comment was received from Shiloh Hills Neighborhood reiterating that the neighborhood council had no objections to the proposal and a phone call was taken regarding any potential easements or agreements associated with an existing sign located on the site during the public comment period;
5. THAT there are no Local Improvement Districts associated with the parcels included in this platting action;
6. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
7. 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;
8. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
9. 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 “Double Eagle” Short Plat on March 9th, 2022 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be “Double Eagle” Final City Short Plat, being a portion of the Northwest Quarter of the Southeast Quarter Section 29, Township 26 North, Range 43 East W.M., City of Spokane, Spokane County, Washington.

1. **Note:** A file number will be assigned at time of final plat application;
2. Street trees along all street frontage and other landscaping is required: Compliance with street frontage and other landscaping codes will be reviewed at time of building permit;
3. This application was submitted as a short plat instead of a binding site plan. As such signage allocations on each site following subdivision will be based on the individual parcel. Shared signs will be prohibited;
4. Adherence to Streets Department email comment dated August 17, 2021 which states that any new driveway should be limited to Addison and be at least 100 feet upstream of the stop line. No driveway should be allowed onto Francis;
5. Adherence to Development Services Memorandum dated March 9th, 2022 including the following Preliminary Plat Comments –

General Comments:

- a. Proposed Lot 1 has existing water and sewer services from the mains in Francis Avenue serving the existing structure.
- b. 2. There is an existing eight-inch fire line tapped to the water main in Addison to a vault on proposed Lot 2. Water is available for tapping in both Addison Street and Francis Avenue.

The following comments must be addressed prior to approval of the final plat:

- a. The Land Description per (R1) boundary does not match the boundary shown on the plat map (“Thence South 88°52’12” East, 601.39 feet” versus “S88°51’28”E 601.22” as labeled along the north parcel lines). Please clarify when submitting for final plat.
- b. Water service lines are not permitted to cross property lines. The eight-inch fire line from Addison Street will cross proposed Lot 2. The line will need to be relocated or the property lines adjusted to account for the path of the fire service prior to approval of the final plat.
- c. Addresses must be shown on the final plat. Address permits can be applied for at the City of Spokane permit center, or by emailing a request to addressing@spokanecity.org, or by calling (509) 625-6999. Proposed Lot 1 may retain the existing address of 315 E Francis Ave. The recommended address for proposed Lot 2 shall be in the 400 block of E Francis Avenue or the 6300 block of N Addison Street. This address is subject to change at the time of building permit depending on the configuration of the site.
 - i. One new address fee was already paid under Z21-129PSP
 - ii. If the new parcel is addressed off of Francis the commended address from the addressing group for proposed lot 2 is 451 E Francis Avenue. As noted above,

this address may change based on orientation of a future project on the vacant lot.

- d. Mutual use and access for, at minimum, stormwater and vehicular travel will need to be either included in the dedication of the plat or covered by a separate, recorded document unless the lots are hydraulically separated for stormwater and vehicular travel is isolated to each lot.
 - e. Sewer is available for tapping in Francis Avenue for proposed Lot 2. There may be an existing shared sewer connection provided when the building on proposed Lot 1 was constructed. If so, it may be utilized only if a sewer access and maintenance agreement is in place.
 - f. Please ensure the plat boundary does not exceed the allowable error of mathematical closure as per SMC 17G.080.020(H)(3)(a).
6. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
 7. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
 8. Final city short plat "Double Eagle" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
 9. If any archaeological resources, including sites, objects, structures, artifacts, and/or implements, are discovered on the projectsite, 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;
 10. The following statements must be in the final plat dedication:
 - a. Only City water and sanitary sewer systems shall serve the plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.
 - b. Ten foot utility easements as shown here on the described plat are hereby dedicated to the City and its permittees for the construction, reconstruction, maintenance, protection, inspections and operation of their respective facilities together with the right to prohibit structures that may interfere with the construction, reconstruction, reliability and safe operation of the same.
 - c. Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to and accepted by Development Services prior to the issuance of any building and/or grading permits.
 - d. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system and connected to a public or private water system, complying with the requirements of the Development Services and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.
 - e. All parking areas and driveways shall be hard surfaced. All new or modified driveway locations will need to be reviewed and approved prior to construction.
 - f. All Stormwater and surface drainage generated on-site must be disposed of on-site in accordance with chapter 17D.060 SMC, Stormwater Facilities, the

Spokane Regional Stormwater Manual, and City Design Standards. A surface drainage plan shall be prepared for each lot and shall be submitted to the City of Spokane Planning & Development Department for review and acceptance prior to the issuance of a building permit on said lot.

- g. No building permit shall be issued for any lot in this subdivision until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision, have been complied with.
- h. Slope easements for cut and fill, as deemed necessary by Planning & Development in accordance with City Design Standards, are granted along all public right of ways.
- i. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.
- j. General Facilities Charges for new and/or upsized water and sewer services will apply to the Lots within this plat.
- k. Required language to be included in dedications as noted from planning above:

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 Preliminary Short Plat is exempt from the Washington State Environmental Policy Act (SEPA).

A Final City Short Plat shall be prepared by a registered Land Surveyor licensed by the State of Washington. Submission of a Final City Short Plat shall include; the filing fee, one (1) electronic copy of the proposed Final City Short Plat and one (1) electronic plat certificate (Title Report) less than thirty days old.

The 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 "Big Cedar" 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 platlor, or their agent, shall then, within thirty days of the signing of the Final Short Plat by the Planning Director, submit the following:

1. One (1) conformed Mylar of the Final City Short Plat, which bears the Auditor's File Number and Recording Information, with the Planning & Development Director.
2. Four (4) conformed paper copies of the Final City Short Plat, which bears the Auditor's File Number and Recording Information, with the Planning Director.

NOTICE OF RIGHT TO APPEAL

Appeals or requests for reconsideration of decisions by the Planning and Development Director are governed by Spokane Municipal Code 17G.060.210 - Appeals. Decisions of the Planning and Development Director regarding Type I or II applications are final unless appealed to the City of Spokane Hearing Examiner. All appeals must be filed with Planning and Development

within fourteen (14) calendar days of the date of the decision. All requests for reconsideration must be filed with Planning and Development within seven (7) days of the date of the decision. THE DATE OF THIS DECISION IS THE 9th DAY OF MARCH, 2022. **THE LAST DAY TO APPEAL THIS DECISION IS THE 23rd DAY OF FEBRUARY 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.



Tami Palmquist on behalf of Spencer Gardner, Planning Director
Planning and Development

By: Melissa Owen, Assistant Planner
Planning and Development