

LETTER OF APPROVAL

July 29th, 2019

Dallas and Sheila Durkoop
4010 E 19th Ave
Spokane, WA 99223

RE: Preliminary "Durkoop" City Short Plat File #Z19-247PSP

The Planning and Development Director, after reviewing the proposed Preliminary Pocket Residential Short Plat and comments from interested departments, agencies, and individuals, makes the following findings pursuant to State Platting Laws:

1. THAT the proposed preliminary "Durkoop" Pocket Residential Short Plat File #Z19-247PSP is a preliminary plat proposal of one parcel into four lots, located at parcel number 35272.1537;
2. THAT the proposed preliminary "Durkoop" Pocket Residential 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 "Durkoop" Pocket Residential Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17C.110.360, 17G.060, 17G.080, and the City's Comprehensive Plan;
4. THAT two written public comments were received on the proposal, both against the proposed density and subsequent consequences;
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 Pocket Residential Short Plat have been incorporated into the Final Pocket Residential 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 "Durkoop" Pocket Residential Short Plat on May 14, 2019 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be "Durkoop" Final Pocket Residential City Short Plat, being a portion of the Southeast Quarter Section 27, Township 25 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. The final short plat and subsequent development will be required to adhere to the Pocket Residential standards of 17C.110.360.
3. Street trees will be required to be planted in the existing planting strip along 17th Ave.
4. Per comments from the Fire Department, the two back lots (flag lots) do not comply with the Fire Code for site access (fire apparatus need to get within 150 feet of all points around a building, even a single family home). Fire sprinklers for the dwelling units on the flag lots are required if a compliant access cannot be provided.
5. There is an existing twelve-inch concrete sanitary sewer main in 17th Avenue that can provide sewer service to this plat. Proper separation between water and sewer service lines must be maintained.
6. There is an existing six-inch cast iron water main in 17th Avenue that can provide water service to this plat.
7. 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 or (509) 625-6999 to develop addresses prior to submitting the final plat.
8. All easements whether existing or proposed, must be shown on the face of the plat. The shared driveway for the south (2) lots will need to be protected in an easement and the easement shown on the face of the plat. Also the following language must be placed in the plat dedication, *"A reciprocal easement between the owners of Lot 2 and 3 for access, parking and stormwater shall be reserved upon the sale/conveyance/transfer of either Lot 2 or Lot 3. The property owners of Lots 2 and 3 will be responsible for the maintenance of the shared driveway/access"*
9. If access is proposed from the common driveway to lots 1 and 4, they must be a part of the access/maintenance agreement that is referenced in the plat dedication.
10. The existing power pole at the south end of the property will need to be protected by an easement and the easement shown on the face of the final plat.
11. Please show the names, addresses of the record owners and taxpayers of each parcel, and parcel lines of the parcels adjoining the subdivision on the face of the final plat.
12. Property corners must be set along all property lines and their type, size and location shown on the face of the final plat.
13. In order to have proper utility separation, Lots 1 and 4 will need to have 5 ft. minimum side yard setbacks.

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. Garages shall be a minimum of twenty feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
13. 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 plattor is authorized for a period of five years from the Date of Approval of this Preliminary Short Plat to prepare and submit the Final "Durkoop" Pocket Residential 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. Seven (7) 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 29th day of July, 2019. **THE LAST DAY TO APPEAL THIS DECISION IS THE 12th DAY OF AUGUST AT 5:00 P.M.** In addition to paying the appeal fee to appeal the decision, the ordinance requires payment of a transcript fee to the City of Spokane to cover the costs of preparing any required transcripts.

An appeal shall take the form of a written statement of the alleged reason(s) the decision was in error. An appeal application is not considered complete until the required appeal fees are paid. The appeal fee (\$250.00) must be paid in full at the time the appeal is made. The form for filing an appeal is available from Planning and Development.

Please contact Ali Brast (509) 625-6638 if you have further questions related to procedures or if you need further assistance.



Heather Trautman, Director
Office of Neighborhood and Planning Services

By: Ali Brast, Assistant Planner
Planning and Development