



DEVELOPMENT SERVICES  
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## LETTER OF APPROVAL

September 10, 2018

Asher Ernst  
213 S Chestnut St  
Spokane, WA 99201

RE: Preliminary "Ernst" City Short Plat File #Z18-704PSP

The Planning 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 "Ernst" Short Plat File #Z18-704PSP is a preliminary plat proposal of one parcel into two lots with a common tract, located at parcel number 25241.2025;
2. THAT the proposed preliminary "Ernst" 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 "Ernst" Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City's Comprehensive Plan;
4. THAT the proposed preliminary "Ernst" Short Plat meets the General Requirements of 17C.080.065 Alternative Residential Subdivisions;
5. THAT no public comments were received on the proposal;
6. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
7. THAT the site contains existing development containing one 13-unit apartment building with an attached townhome and this subdivision is for the purpose of subdividing the townhome from the apartment building with shared utilities and access through the common tract;
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 Director APPROVES the Preliminary "Ernst" Short Plat on September 10, 2018 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be "Ernst" Final City Short Plat, being a portion of the Northeast

**Quarter Section 24, Township 25 North, Range 42 East, W.M., City of Spokane, Spokane County, Washington.**

1. **Note:** A file number will be assigned at time of 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 "Ernst" 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. Bearings and lengths are to be shown for all lines as per Spokane Municipal Code 17G.080.020 (H).
8. A Homeowner's Association will need to be established for the maintenance of the common driveway, swale, utilities, and any other shared facilities. Please submit a copy of the CC&R's to Engineering detailing how the common facilities will be maintained. The recording number of the document establishing the HOA will need to be mentioned in the dedication language.
9. Addresses must be shown on the final plat.
10. The following statements will be required in the dedication of the final plat.
  - a. All stormwater and surface drainage generated on-site shall be disposed of on-site 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. Pre-development flow of 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 shall be provided.
  - b. 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 "Stormwater Facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and the Project Engineer's recommendations, based on the drainage plan accepted for this final plat, have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to Developer Services for review and acceptance prior to issuance of a building permit.
  - c. 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.

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, two (2) paper copies of the proposed Final City Short Plat, and one (1) plat certificate (Title Report) less than thirty days old.

The plat is authorized for a period of five years from the Date of Approval of this Preliminary Short Plat to prepare and submit the Final "Ernst" 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 Director.
2. Eight (8) conformed paper copies of the Final City Short Plat, which bears the Auditor's File Number and Recording Information, with the Planning Director.

### **NOTICE OF RIGHT TO APPEAL**

Appeals or requests for reconsideration of decisions by the Planning Director are governed by Spokane Municipal Code 17G.060.210 - Appeals. Decisions of the Planning 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 10<sup>th</sup> of September 2018. **THE LAST DAY TO APPEAL THIS DECISION IS THE 24th DAY of SEPTEMBER 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, AICP & CCEO  
Office of Neighborhood and Planning Services Director

By: Ali Brast, Assistant Planner  
Planning and Development