

LETTER OF APPROVAL

March 8, 2018

Erick Fahsholtz
2430 S Helena Ct
Spokane, WA 99203

RE: Preliminary "Fahsholtz" City Short Plat File #Z18-022PSP

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 "Fahsholtz" Short Plat File #Z18-022PSP is a preliminary plat proposal of one parcel into two lots, located at parcel number 35283.1808;
2. THAT the proposed preliminary "Fahsholtz" 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 "Fahsholtz" Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City's Comprehensive Plan;
4. THAT seven written public comments were received in opposition to the proposal, mostly based on concerns about stormwater, proposed scale and neighborhood context;
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 "Fahsholtz" Short Plat on March 8, 2018 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be "Fahsholtz" Final City Short Plat, being a portion of the Southwest Quarter Section 28, 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 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 "Fahsholtz" 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. An address for the new lot will be required prior to the final plat.
8. Bearings and lengths are to be shown for all lines as per Spokane Municipal Code 17G.080.020 (H).
9. Under current codes the maximum driveway width for Lot B will be sixteen feet (driveway width not to exceed forty percent of the frontage).
10. There is an existing eight inch diameter public sanitary sewer located in Helena Ct that is available for connection. Tapping of the sanitary sewer shall be at the pipe and not at a manhole.
11. There is an existing six inch cast iron water main located in Helena Ct available for connection. Each lot shall have an individual tap and meter. Existing water pressure is approximately 90 psi at the hydrant in the cul-de-sac. Any pressures over 80 psi require a pressure relief valve to be installed.
12. The following statements will be required in the dedication of the final plat.
 - a. Only City of Spokane Water shall serve the plat; the use of individual on-site wells is prohibited.
 - b. Only City of Spokane Sewer shall serve the plat; the use of individual on-site sanitary disposal systems is prohibited.
 - c. All parking areas and driveways shall be hard surfaced.
 - d. 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.
 - e. All stormwater surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Stormwater Facilities." 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 17.0.0 "Stormwater Facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, and the City Design Standards have been complied with.
 - f. Slope easements for cut and fill, as deemed necessary by the City of Spokane Planning & Development Department, in accordance with the City Design Standards, are granted along all public right-of-ways.
 - g. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.

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 "Ferrante" 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. 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 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 8th day of March 2018. **THE LAST DAY TO APPEAL THIS DECISION IS THE 21st DAY OF MARCH 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.



Lisa Key, Planning Director
Planning and Development

By: Ali Brast, Assistant Planner
Planning and Development