

LETTER OF APPROVAL

June 15, 2020

Rod Plese
201 W Francis Ave
Spokane, WA 99205

RE: Preliminary "Five Mile Heights 6th Addition" City Short Plat File #Z19-467PSP

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 "Five Mile Heights 6th Addition" Preliminary Short Plat File #Z19-467PSP is a preliminary plat proposal of one parcel into nine lots, located at parcel numbers 26244.0059;
2. THAT the proposed "Five Mile Heights 6th Addition" Preliminary 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 "Five Mile Heights 6th Addition" Preliminary 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 eight written public comments were received on the proposal, all opposed to the proposal with several complaints in common – increased traffic, the unpaved status of Austin Rd, the belief that attached housing (commonly referred to as duplexes in the comment letters) is inconsistent with existing adjacent development, and the general change in character;
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 "Five Mile Heights 6th Addition" Short Plat on June 15, 2020 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be "Five Mile Heights 6th Addition" Final City Short Plat, being a portion of the Southeast Quarter Section 24, Township 26 North, Range 42 East, W.M., City of Spokane, Spokane County, Washington.

Note: A file number will be assigned at time of final plat application;

1. Separated sidewalks with street trees are required along the new frontage of Cascade Way and Austin Rd.
2. Attached housing is required to adhere to applicable standards of 17C.110.310.
3. Lot 1, B1 will require a 15ft house setback off the property lines on both Austin Rd and Cascade Way.
4. Per comments from Avista: 10 foot wide “dry” utility easement shown on the herein described short plat is hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and safe operation of their respective facilities; fiber optics, cable, phone, natural gas and electric. Utility companies shall have the right to trim and/or remove trees, bushes, and landscaping within the easement area without compensation. The rights granted herein shall prohibit changes in grade over installed underground facilities and the right to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. Dry utilities shall not be placed within any drainage swales. If the developer or subcontractor should ditch beyond the limits of the platted easement strips shown hereon, the easement shall then be identified by the actual physical location of the installed utilities.
5. Driveway access for Lot 1 Block 1 and Lot 1 Block 2 are recommended to access Cascade Way. The driveway accesses for the aforementioned lots should be located as close to the west property lines as reasonably possible to prevent conflicts with the intersection of Austin Road and Cascade Way.
6. Shared driveways are recommended for the lots fronting only Austin Road to reduce potential conflict points on the future Collector Arterial.
7. Label the area to be dedicated as “Cascade Way” within the plat boundary.
8. All easements whether existing or proposed, must be shown on the face of the plat.
9. As shown on the preliminary short plat, the eastern 12.5 feet, along the frontage of Austin Rd, shall be dedicated to the City of Spokane as public right-of-way.
10. Public streets, including paving, curb, sidewalk, signs, storm drainage structures/facilities, and swales/planting strips necessary to serve this plat shall be designed and constructed in accordance with City standards. Sidewalks shall serve each lot.
 - a. Cascade Way shall be extended and fully improved to Austin Road.
 - b. Austin Road shall be fully improved on the west side (half-street improvement) for the entire frontage of the plat plus one driving lane wide strip pave on the east side. Additional paving may be required to provide a paved connection to other segments of Austin Road.
 - c. Signing and striping plans, where appropriate, shall be included as part of the design submittal.
 - d. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
 - e. Any grades exceeding 8% must be shown on the preliminary plat.
 - f. Garages shall be a minimum of 20 feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
 - g. All street identification and traffic control signs required due to this project must be installed by the developer at the time street improvements are being constructed. They shall be installed and inspected to the satisfaction of the City’s Construction Management

Office in accordance with City standards prior to the occupancy of any structures within the plat.

- h. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
11. Construction plans for public street, sewer, water, and stormwater systems must be designed by a Professional Engineer, licensed in the State of Washington, and submitted to Development Services Center for review and acceptance prior to acceptance.
12. Plan review fees for sanitary sewer, water, street, and stormwater improvements will be determined at the time of plan submittal and must be paid prior to the start of the review.
13. A \$250.00 deposit will be required for each monument to be installed as part of the final plat. A centerline survey monument will be required at the centerline intersection of Cascade Way and Austin Road.
14. Addresses must be shown on the face of the final plat. Please contact our Permit Specialists in the Development Services Center at permitteam@spokanecity.org or (509) 625-6999 to develop addresses prior to applying for water and sewer taps.
15. Civil engineered plans and profiles shall use NAVD88 datum (City of Spokane datum minus 13.13 feet).
16. In accordance with the City's Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion / sediment control improvements not constructed prior to approval of the final plat.

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. 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.
2. This plat is located within the Five Mile Prairie Special Drainage District. The development of any below-grade structures, including basements, is not recommended and subject to prior review of a geotechnical evaluation for foundation design to determine suitability and effects from stormwater and/or subsurface runoff. The geotechnical evaluation shall be submitted to the Development Services Center for review and concurrence prior to the issuance of a building permit. It must address the disposal of stormwater runoff and the stability of soils for the proposed structure. This evaluation must be performed by a geotechnical engineer, licensed in the State of Washington. It must be submitted to the Development Services Center for review and concurrence prior to issuance of any building permit for the affected structure. An overall or phase-by-phase geotechnical analysis may be performed in lieu of individual lot analyses to determine appropriate construction designs.
3. 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.
4. 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.

5. 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.
6. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
7. A transportation impact fee will be collected prior to the issuance of a building permit for the affected lot.
8. A General Facilities Charge (GFC) will apply to any new water and/or sewer connections. GFCs will be collected at the time of application for connection.
9. 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.
10. 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.
11. 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.
12. 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.
13. All parking areas and driveways must be hard surfaced.
14. Garages shall be a minimum of twenty feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
15. Slope easements for cut and fill, as deemed necessary by the Development Services Center 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.
16. In accordance with the City's Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion / sediment control improvements not constructed prior to approval of the final 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, one (1) electronic copy 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 "Five Mile Heights 6th Addition" 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 & Development Director.
2. Nine (9) 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 15th day of June, 2020. **THE LAST DAY TO APPEAL THIS DECISION IS THE 30th DAY OF JUNE, 2020 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.

DocuSigned by:

43FB9EB1B2494AF...

Louis Meuler, Interim Planning Director
Planning and Development Services

By: Ali Brast, Assistant Planner
Planning and Development