

LETTER OF APPROVAL

November 19, 2020

Jim Main, Ramco-Mainland LLC
5409 W. Old Fort Drive
Spokane, WA 99208

RE: Preliminary “Flip 30” City Short Plat File #Z20-172PSP

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 “Flip 30” Short Plat File #Z20-172PSP is a preliminary plat proposal of one parcel into two lots, located at parcel number 35341.0733;
2. THAT the proposed preliminary “Flip 30” 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 “Flip 30” Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City’s Comprehensive Plan;
4. THAT one email was received notifying staff of an error on the project webpage which is immediately corrected and that no other written public comments were received to the proposal;
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 “Flip 30” Short Plat on November 19, 2020 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be “Flip 30” Final City Short Plat, being a portion of the NE ¼ of the NE ¼ of section 34, 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. All easements, whether existing or proposed, must be shown on the face of the final plat. If blanket in nature the easements must be referenced in a Surveyor’s Note.
3. Please contact the City of Spokane Permit Team at (509) 625-6999 to obtain an address for Lot 2. Addresses will need to be shown on the face of the final plat.
4. If the existing approach, spanning across portions of both lots, is to be used as shared access for both lots, please establish an access easement on the face of the final plat and add applicable language to the final plat dedication including language pertaining to shared maintenance of this approach. If this approach is not to be shared, then it will need to be removed and replaced with individual approaches to each lot prior to final plat finalization.
5. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
6. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
7. Final city short plat “Flip 30” shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
8. 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 language shall appear on the face of the Final Short Plat;
9. The following statements are required to be in the final plat dedication:
 - 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 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 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.
 - c. This plat lies within the Moran Prairie Special Drainage District. The development of any below-grade structures, including basements, is 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 Developer Services for review and concurrence prior to the

issuance of a building permit. It must address the disposal of storm water 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 City Building Department and to Developer Services for review and concurrence prior to issuance of any building permit for the affected structure.

- d. Slope easements for cut and fill, as deemed necessary by Developer Services in accordance with City Design Standards, are granted along all public right of ways.
- e. GFC charges and Transportation Impact Fees will be collected prior to the issuance of a building permit for the affected lot.
- f. 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.”

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; completed general application, completed final plat application, the filing fee, one (1) PDF signed paper copy 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 “Flip 30” 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. 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 19th day of November 2020. **THE LAST DAY TO APPEAL THIS DECISION IS THE 3RD DAY OF DECEMBER 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.

Louis Meuler

Louis Meuler (Nov 19, 2020 10:24 PST)

Louis Meuler, Acting Planning Director
Planning and Development

By: Melissa Owen, Assistant Planner
Planning and Development

Flip 30 Approval Letter

Final Audit Report

2020-11-19

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"Flip 30 Approval Letter" History

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