

## LETTER OF APPROVAL

May 25, 2022

Hrair Garabedian  
2310 S Pittsburg St  
Spokane, WA 99202

RE: Preliminary “Garabedian Pocket Residential” City Short Plat File #Z22-007PSP

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 “Garabedian Pocket Residential” Preliminary Short Plat File #Z22-007PSP is a preliminary plat proposal of three parcels into seven lots, located at 3251, 3261, and 3271 E Williamson Court, parcel numbers 35223.3506, 35223.3505, 35223.3504;
2. THAT the proposed “Garabedian Pocket Residential” 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 “Garabedian Pocket Residential” 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 five written public comments were received on the proposal, some citing the loss in wildlife and open space, and stating that seven lots felt inconsistent with surrounding character. During the Agency Review period a member of the neighborhood council made a request for the informal trails to be maintained through the property. All of these comments were forwarded to the applicant for consideration, but none are conditions of approval;
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 subject parcels are zoned Residential Single-Family with unimproved right-of-way and no existing structures;
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 and Development Director APPROVES the Preliminary “Garabedian Pocket Residential” Short Plat on May 25, 2022 subject to compliance with the following conditions of approval:

**The name of the Final City Short Plat shall be “Garabedian Pocket Residential” Final City Short Plat, being a portion of the Southwest Quarter Section 22, Township 25 North, Range 43 East, W.M., City of Spokane, Spokane County, Washington. A file number will be assigned at the time of final application submittal.**

1. All homes built within the plat are required to meet the Pocket Residential standards of 17C.110.360.
2. Street trees are required with all new construction. A street tree plan will be required to be submitted with the Engineering public improvement documents to ensure sufficient plantings are achieved. The approved plan will get adopted as the planting plan for the subdivision and each single-family building permit will be required to adhere to the plan.
3. Per comments received from the Spokane Tribe, an Inadvertent Discovery Plan is required to be created and forwarded to Randy Abrahamson with the Tribe, prior to any ground disturbing activity.
4. Avista requests a 10' wide utility easement along the front of all proposed lots with the following dedication language:
  - a. Easements for “Dry” utilities (electric, gas, phone, fiber, cable TV) as shown hereon are hereby granted over the rights-of-way for the private streets and adjoining said streets to the City of Spokane and its permitted serving utilities for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground facilities and the right to prohibit, trim and/or remove trees, bushes, landscaping, without compensation and to prohibit brick, rock or masonry structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same.  
Storm drain dry wells and Water Meter boxes shall not be placed within the “Dry” easements; however, lateral crossings by storm drain, water and sewer lines are permitted.
5. Construction plans for water and sewer main extensions must be designed by a Professional Engineer (licensed in Washington) and must follow City drafting and design standards.
6. A water main extension is required to serve this plat. The nearest available public water service main which could provide service to this proposed plat is a six-inch cast iron main located in 13<sup>th</sup> Avenue east of Thor St / Ben Burr Blvd. The existing water pressure is approximately 105 psi at the hydrant located near the NE corner of the intersection of 13<sup>th</sup> Avenue and Thor St / Ben Burr Blvd.
  - a. The developer will be responsible for all costs associated with design and construction of water improvements necessary to serve the proposed plat.
  - b. 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 reducing valves be installed at developer expense.
  - c. An electronic copy of an overall water plan and hydraulic analysis must be submitted to Development Services for review and acceptance. The hydraulic analysis must include supporting calculations for domestic and fire flows.
  - d. In addition to the hydraulic analysis, construction plans shall be submitted to Development Services for review and acceptance. The water system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.

7. A sewer main extension is required to serve this plat. The nearest existing public sanitary sewer which could provide service to this proposed plat is an eight-inch concrete main line located in 13<sup>th</sup> Avenue east of Thor St / Ben Burr Blvd.
  - a. The developer will be responsible for all costs associated with design and construction of sanitary sewer improvements necessary to serve the proposed plat.
  - b. The sanitary sewer system shall be designed and constructed in accordance with City standards.
  - c. Construction plans shall be submitted to Development Services for review and acceptance. The sanitary sewer system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.
8. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Stormwater 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 any 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 must be provided.
  - a. No building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC 17D.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 the final plat, have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to Engineering Services – Developer Services for review and acceptance prior to issuance of a building permit.
9. All stormwater facilities necessary to serve the proposed plat shall be designed and constructed in accordance with City standards.
  - a. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
  - b. An erosion / sediment control plan, detailing how dust and runoff will be handled during and after construction, shall be submitted to Development Services for review and acceptance prior to construction.
  - c. If drywells are utilized, they will be tested to ensure design infiltration rates are met. A minimum factor of safety of 2 (two) will be required. In accordance with State Law, existing and proposed Underground Injection Control structures need to be registered with the Washington State Department of Ecology. Proof of registration must be provided prior to plan acceptance.
  - d. The developer will be responsible for all costs associated with constructing storm water improvements necessary to serve the proposed plat.
10. Public streets, including paving, curb, sidewalk, signs, storm drainage structures/facilities, and swales/planting strips necessary to serve the proposed plat, shall be designed and constructed in accordance with City standards. Sidewalks shall serve each lot, except within the cul-de-sac.
  - a. Street improvements shall include full curbing and paving of Williamson Court. The cul-de-sac shall be fully paved to meet fire access turnaround requirements (17H.010.040).
  - b. Signing and striping plans, where appropriate, shall be included as part of the design submittal.
  - c. The proposed plat appears to be within an area identified as having potentially

hazardous geology (landslide deposits). Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.

- d. Any grades exceeding 8% must be shown on the preliminary plat.
  - e. Garages shall be a minimum of 20 feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
  - f. All parking and maneuvering areas shall be hard surfaced.
  - 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. A mutual use and access agreement will be required for all shared uses between parcels for access, parking, landscaping, on-site stormwater treatments, etc.
  - i. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
  - j. Construction plans for public street, sewer, water and storm water systems must be designed by a Professional Engineer, licensed in the State of Washington, and submitted to Development Services for review and acceptance prior to construction.
11. Per Section 17H.010.180 Sidewalks:
- a. Sidewalk shall be constructed on the north side of the roadway only from Thor Street to the bulb of the cul-de-sac.
  - b. All sidewalks shall be designed and constructed in accordance with the City's design standards, standard plans and specifications.
  - c. A curb ramp is required at the entrance of the cul-de-sac (north side) to align with a new ramp to be constructed on the east side of Thor Street (south side of 13<sup>th</sup> Avenue).
12. Per Section 17H.010.190 Pedestrian Buffer Strips:
- a. A pedestrian buffer strip is required on the north side of the roadway only from Thor Street to the bulb of the cul-de-sac. It is located between the sidewalk and the curb. The width and type of pedestrian buffer strip shall comply with the requirements of the comprehensive plan and the city's design standards.
  - b. Planted strips are required on residential local access streets. In situations where a separation between the sidewalk and the street is constrained by topography, narrow right-of-way or existing development, a variance from this standard may be granted by the director of engineering services.
13. Plan review fees for sanitary sewer, water, street, and storm water improvements will be determined at the time of plan submittal and must be paid prior to the start of review.
14. A \$250.00 deposit will be required for each monument to be installed as part of the final plat.
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.
17. Addresses will be required prior to applying for sewer and/or water tapping permits. Address permits can be applied for at the City of Spokane permit center, or by emailing a request to [addressing@spokanecity.org](mailto:addressing@spokanecity.org).
18. The site is identified as having hazardous geology (landslide deposits) which will need to be addressed in a geotechnical and/or drainage report.

19. All easements, existing or proposed, must be shown on the face of the final plat. If blanket in nature, they must be referenced in a Surveyor's Note.
20. Lot plans, following the criteria outlined in the Spokane Regional Stormwater Manual Appendix 3C, must be submitted for review.
21. All water and sewer service connections must front the lot they are to serve. Offset connections will not be allowed. Any unused water service connections shall be killed and capped at the main. All punch list, utility installations, and pavement removal and replacement shall be complete and approved by the City before any bonds are released.
22. Addresses must be shown on the final plat. Address permits can be applied for at the City of Spokane permit center, or by emailing a request to [addressing@spokanecity.org](mailto:addressing@spokanecity.org), or by calling (509) 625-6999.

**The following statements will be required in the dedication of the final plat:**

1. 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.
2. Ten-foot utility easements as shown here on 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/sediment control plan that has been submitted to and accepted by Development Services prior to the issuance of any building and/or grading permits.
4. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system and connected to a public or private water system, complying with the requirements of the Development Services and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.
5. All parking areas and driveways shall be hard surfaced. All new or modified driveway locations will need to be reviewed and approved prior to construction.
6. All Stormwater and surface drainage generated on-site must be disposed of on-site in accordance with chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, and City Design Standards. 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.
7. No building permit shall be issued for any lot in this subdivision until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision, have been complied with.
8. 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.
9. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.
10. General Facilities Charges for new and/or upsized water and sewer services will apply to the Lots within this plat.
11. All street identification and traffic control signs required by this project will be the responsibility of the developer per SMC 17G.080.070.
12. The development of any structures in this plat is subject to review of a geotechnical evaluation for foundation design and to determine suitability and affects from stormwater

and/or subsurface runoff and for slope stability. The geotechnical evaluation is required to be performed for each lot with structures and submitted for review and concurrence to the City of Spokane Building Department and Developer Services prior to issuance of a building permit.

13. The City of Spokane does not accept responsibility to inspect, and/or maintain any private drainage easements, nor does the City of Spokane accept any liability for and failure by the lot owner(s) to properly maintain such areas. The City of Spokane is responsible for maintaining storm water facilities located within the public right-of-way as shown in the final plat documents. Maintenance shall include cleaning the structures and pipes.

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 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 "Garabedian Pocket Residential" City Short Plat to Planning & Development for their and other Departments' review and approval. All 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. Five (5) conformed paper copies of the Final City Short Plat, which bears the Auditor's File Number and Recording Information.
2. One (1) electronic copy of the Final City Short Plat, which bears the Auditor's File Number and Recording Information.

#### **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 25<sup>th</sup> of May 2022. **THE LAST DAY TO APPEAL THIS DECISION IS THE 8th DAY OF JUNE 2022 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.



Tami Palmquist for Spencer Gardner, Planning Director  
Planning and Development Services

By: Ali Brast, Assistant Planner  
Planning and Development