

LETTER OF APPROVAL

December 29, 2014

Michael Genova
9430 N. Cedar Road
Spokane, WA 99208

RE: Preliminary "Genova" City Short Plat File #Z1400056PSP.

The Interim Planning and Development Director, after reviewing the proposed Preliminary City Short Plat and comments from interested departments, agencies, and individuals, makes the following findings pursuant to State Platting Laws:

1. THAT the proposed preliminary "Genova" City Short Plat File # Z1400056PSP is a preliminary plat of one parcel into two parcels from 4.4 acres of land, located at 9430 N. Cedar Road, parcel number 36192.0017.
2. THAT the proposed preliminary "Genova" City Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the city's Comprehensive Plan.
3. THAT the proposed preliminary "Genova" City Short Plat is located in the "Aquifer Sensitive Area" designated in the Spokane Aquifer Water Quality Management Plan.
4. THAT appropriate provisions (when all of the conditions of approval of the Preliminary City 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 Interim Planning and Development Director APPROVES the Preliminary "Genova" City Short Plat on December 29, 2014, subject to FULL compliance with the following conditions of approval:

- a. The name of the Final City Short Plat shall be "Genova" Final City Short Plat, Being a portion of the NW¼ of Section 19, Township 26N, Range 43E, W.M., City of Spokane, Spokane County, Washington.
Note: A file number will be assigned at time of application.
- b. The legal description of the land being platted shall appear on the face of the Final City Short Plat.
- c. Final short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru H and SMC 17G.080.050H.
- d. Final City Short Plat shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code and the specific language from the City of

Spokane Engineering Department, Planning and Development, and the Spokane Regional Health District:

- a. Subject to specific application approval and issuance of permits by the Health Officer, the use of an individual on-site sewage disposal system may be authorized.
- b. The use of private wells and water systems is prohibited.
- c. The public water system, pursuant to the Water Plan approved by county and state health authorities, the local fire protection district, City of Spokane Planning & Development and water purveyor, shall be installed within this subdivision and the applicant shall provide for individual domestic water service as well as fire protection to each lot prior to sale of each lot and prior to issuance of a building permit for each lot.
- d. This plat lies within the Five-Mile Prairie Special Drainage District.
- e. All storm water and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 170.060 "Storm water Facilities." Pre-development flow of off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to the development of the plat, based on a 50-year design storm.
- f. 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 SMC17.060 "Stormwater Facilities", the Regional Stormwater Manual, Special Drainage Districts, and City Design Standards have been complied with.
- g. A surface drainage plan shall be prepared for each lot and shall be submitted to the City of Spokane Planning and Development Department for review and acceptance prior to issuance of a building permit on said lot.
- h. No garages shall be permitted within 20-feet from the front property line.
- i. 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 the City of Spokane Planning & Development Department 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 of Spokane Planning and Development Department/Engineering for review and concurrence prior to issuance of any building permit for the affected structure.
- j. All parking areas and driveways shall be hard surfaced.
- k. Only City of Spokane water shall serve the plat; the use of individual on-site wells is prohibited.

- I. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.

5. Plat Comments:

- a. The City of Spokane does not require that the applicant install sanitary sewer to service this plat providing that septic system is approved through the Spokane Regional Health District.
- b. Water is available in the street adjacent to both lots. At the time of building permit, the applicant is required to obtain the necessary permits and install a service connection.
- c. All storm water and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060.
- d. The project is within Critical Water Supply Service Area #2 and within the service area of the City of Spokane. Water supply will be a public system.
- e. The project is inside the Spokane County Comprehensive Wastewater Management Area, inside the General Sewer Service Area, and inside the Priority Sewer Service Area recommended in the '201' Study. The method of sewage disposal is subject to approval of the Director of Utilities, Spokane County, pursuant to County Resolution 80.0418 adopted March 24, 1980. The topography and soils in the area are generally suitable for use of individual on-site sewage disposal systems. The lots are not of the proper dimensions to permit the use of both an individual well and sewage system.
- f. Surface soils are classed by the U.S. Soil Conservation Service as Springdale gravelly sandy loam with 10% to 20% slopes. They have a septic tank filter field limitation of slight. There is also possible contamination of groundwater. This soil would be classified as a Type IV which would require a minimum gross land density of 18,000 sq. ft. PRIOR TO FINALIZING THE PLAT, THE SPOKANE REGIONAL HEALTH DISTRICT WILL EVALUATE SOILS WITHIN THE PROPOSED PLAT TO DETERMINE SPECIFIC SOIL TYPES FOR EACH LOT. THIS DETERMINATION MAY ALTER SEWAGE LOADING RATES, CHANGE PLAT DENSITIES, AND THE METHODS OF SEWAGE DISPOSAL.
- g. The final plat shall be designed as indicated on the preliminary plat of record and/or any attached sheets as noted.
- h. Appropriate utility easements shall be indicated on copies of the preliminary plat of record for distribution by Planning and Department to the utility companies, Spokane County Engineer, and the Spokane Regional Health District. Written approval of the easements by the utility companies shall be received prior to the submittal of the final plat.
- i. Sewage disposal method shall be as authorized by the Director of Utilities, Spokane County.

- j. Water service shall be coordinated through the Director of Public Works, City of Spokane.
- k. Water service shall be by an existing public water supply when approved by the Regional Engineer (Spokane), State Department of Health.
- l. Prior to filing the final plat, the sponsor shall demonstrate to the satisfaction of the Spokane Regional Health District that an adequate and potable water supply is available to each lot of the plat.
- m. Prior to filing the final plat, the sponsor shall present evidence that the plat lies within the recorded service area of the water system proposed to serve the plat.
- n. Disposal of effluent beneath paved surfaces is currently prohibited.
- o. Prior to filing the final plat, the sponsor shall demonstrate to the satisfaction of the Spokane Regional Health District that a suitable site for an on-site sewage disposal system is available on the new lot.
- p. Subject to specific application approval and issuance of permits by the Health Officer, the use of an individual on-site sewage disposal system may be authorized.
- q. Notify a tribal archaeologist if any evidence of Native American importance is found during any excavation activity. Pursuant to RCW 27.53.060 it's unlawful to destroy any historic or prehistoric archaeological resources.
- r. Adhere to any additional performance and development standards documented in comment or required by City of Spokane, Spokane County Washington State, and any Federal agency.
- s. Addresses for each new lot shall be shown on the face of the Final City Short Plat.
- t. A Final City Short Plat shall be prepared by a registered Land Surveyor licensed by the State of Washington

The plat is authorized for a period of seven years from the Date of Approval of this Preliminary City Short Plat to prepare and submit the "Genova" Final City Short Plat to Planning and 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.

The approval of this Preliminary City Short Plat will expire seven years from the Date of Approval. A one-year extension may be granted if applied for in writing prior to the expiration date.

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 29th day of December 2014. **THE DATE OF THE LAST DAY TO APPEAL IS THE 12th DAY OF JANUARY 2015 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 Dave Compton (509) 625-6089 if you have further questions related to procedures or if you need further assistance.

A handwritten signature in cursive script that reads "Louis Meuler".

Louis Meuler, Interim Planning Director
Planning and Development

By: Dave Compton, Assistant Planner
Planning and Development