

LETTER OF APPROVAL

August 30, 2022

Habitat for Humanity Spokane, Aaron Breen
PO Box 4130
Spokane, WA 99202

Re: Preliminary “Habitat Pocket Residential Development” Short Plat File # Z22-085PSP

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 “Habitat Pocket Residential Development” Short Plat File #Z22-085PSP is a two-lot pocket residential development preliminary short plat to create two vacant lots for development of two new single family homes at parcel 35212.3911 addressed at 1903 E 6th Avenue;
2. THAT the proposed preliminary “Habitat Pocket Residential Development” Short Plat is allowed under the provisions of Title 17 of the Spokane Municipal Code (SMC), and is consistent with the comprehensive plan designation, goals, objectives, and policies for the subject property;
3. THAT the proposed preliminary “Habitat Pocket Residential Development” Short Plat complies with the Spokane Unified Development Code (SMC) Chapters 17C.110, 17G.060, 17G.080, the City’s Comprehensive Plan; and Sections SMC 17C.110.360 – Pocket Residential Development;
4. THAT no written comments objecting the proposal were received during the original public comment period, nor during the second public comment period specific the required neighborhood council notice;
5. THAT platting a total of two legally buildable lots for the purpose of constructing two new single family residences over a parent parcel site consisting of 7,100.38 sq. ft. of land in the residential two-family (RTF) zone implements the intent of alternative residential development and infill development tools adopted by the Spokane City Council for use in RTF zones;
6. THAT the Pocket Residential Development Code includes design standards intended to protect neighborhood character and ensure high quality new residential development;
7. THAT the proposal will provide benefit to the community consistent with those identified in the recitals of ordinance C35575 when the Spokane City Council adopted the use of Pocket Residential Development standards in all RSF zones across the City of Spokane on January 29, 2018;
8. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;

9. 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;
10. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
11. 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 “Habitat Pocket Residential Development” Short Plat on August 30th, 2022 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be “Habitat Pocket Residential Development” **Final City Short Plat, being a portion of the Northeast Quarter Section 21, 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. Basic Development Standards for residential two-family (RTF) zoned lots are found in Table 17C.110-3;
3. Adherence to the Pocket Residential Development Code Standards including, but not limited to Design Standards found in 17C.110.360 for new home construction on proposed lots 1 and 2 is required and will continue to be reviewed throughout the permit process for each new home;
4. Setbacks will be determined at time of building permit consistent with 17C.110.220 Setbacks and consistent with 17C.110.360 – Pocket Residential Development – which retains parent parcel setbacks measured from the exterior boundary of the parent site;
5. Street trees and landscaping are required – Compliance with street tree requirements under 17C.200 – Landscaping and Screening – and landscaping required under 17C.110.360 – Pocket Residential Development – will be verified at time of permit for new single family homes on proposed lots 1 and 2 with installation of tree(s) and landscaping required prior to certificate of occupancy;
6. Adherence to email from Avista dated May 11, 2022 regarding 5’ utility easement along the entire west parcel line of both proposed lots and 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.

- b. 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.
- 7. Adherence to Development Services Memorandum dated May 11, 2022 including the following Preliminary Plat Comments:
 - a. There are existing 24-inch diameter vitrified clay sewer mains in both Magnolia ddn 6th Ave that could provide sewer service to the lots.
 - i. Lots within this plat do not need to be connected to City Sewer until a building permit is obtained for the lot.
 - ii. This property is within the GFC Waiver Zone and GFC charges will not be collected for sewer.
 - b. There is an existing 6-inch cast iron water main in 6th Ave that can provide water service to the lots
 - i. Lots within this plat do not need to be connected to City Water until a building permit is obtained for the lot.
 - ii. This property is within the GFC Waiver Zone and GFC charges will not be collected for water.
 - iii. Typically a water main extension would be required in order to serve Lot 1 water however in this case a service line would be permitted provided that:
 - 1. The west 10’ of the lots is to be protected by a utility easement (see comment 8) and the waterline is to be ran through this easement.
 - 2. Lot 1’s water meter must be placed at the north right of way line of 6th Ave.
 - 3. Lot 1’s service line must be 10’ away from the foundation on Lot 2. So depending on how far into the easement the water line is placed, it would set that structure back a bit from the easement.
 - c. There is an existing approach, accessing Magnolia St. that appears to be partly on both lots. If this approach is to be used jointly, an access easement must be shown on the face of the final plat along with a statement regarding future joint maintenance. If shared use of the approach is not desired, the approach must be removed prior to final plat recording.
 - d. Please address the following engineering comments at time of final plat submission:
 - i. Addresses must be shown on the face of the final plat. Please utilized the following assigned addresses on the final plat – 575 S Magnolia Street and 903 E 6th Avenue.
 - ii. Lot plans, stamped and signed by a Professional Engineer, shall be prepared for residential lots as per the criteria listed in Appendix 3C of the Spokane Regional Stormwater Manual and submitted to the City of Spokane for review and acceptance prior to the final plat being accepted by the City of Spokane. Please prepare these and submit to Engineering.
- 8. Please make the following minor corrections/edits/additions to the final plat map upon submittal of the final plat application materials:
 - a. Add “replat of” a portion of... to the title block of all page of the plat.

- b. Please add a Site Data information section to the map with the following detail:
 - i. acreage,
 - ii. number of lots and proposed density; and
 - iii. the zoning designation
- 9. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
- 10. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
- 11. Final city short plat "Habitat Pocket Residential Development" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
- 12. The following statements will be required to be noted of the final plat (placement on either the map or dedication page):
 - a. Street trees are required – compliance will be verified prior to approval of Certificate of Occupancy for each new home.
 - b. Pursuant to Section 17G.080.065 Alternative Residential Subdivisions notes shall be placed on the plat recorded with the county auditor's office to acknowledge the following:
 - i. Approval of the design and layout of the development was granted by the review of the development, as a whole, on the parent site by the site development plan approval (stating the subject project file number if applicable);
 - ii. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent site as a whole, and shall conform to the approved site development plan;
 - iii. If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved site development plan;
 - iv. Additional development of the individual lots may be limited as a result of the application of development standards to the parent site.
- 13. The following statements must be in the final plat dedication:
 - a. 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.
 - b. 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.
 - c. 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.

- d. 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.
 - e. A transportation impact fee 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 onsite sanitary waste disposal systems and private wells is prohibited.
 - g. All parking areas and driveways must be hard surfaced.
 - h. Garages shall be a minimum of twenty feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
 - i. Slope easements for cut and fill, as deemed necessary by the Planning & Development Department 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.
 - j. 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.
14. The following statements must be in the final plat dedication or otherwise noted on the final plat as requested by planning in your technically complete letter dated April 25, 2022:
- a. Street trees are required – compliance will be verified prior to approval of Certificate of Occupancy for each new home.
 - b. Pursuant to Section 17G.080.065 Alternative Residential Subdivisions notes shall be placed on the plat recorded with the county auditor's office to acknowledge the following:
 - i. Approval of the design and layout of the development was granted by the review of the development, as a whole, on the parent site by the site development plan approval (stating the subject project file number if applicable);
 - ii. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent site as a whole, and shall conform to the approved site development plan;
 - iii. If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved site development plan;
 - iv. Additional development of the individual lots may be limited as a result of the application of development standards to the parent site.

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) electronic 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 "Habitat Pocket Residential Development" 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. Four (4) 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 THIS DECISION IS THE 30th DAY OF AUGUST, 2022. THE LAST DAY TO APPEAL THIS DECISION IS THE 13th DAY OF SEPTEMBER 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.



Spencer Gardner, Planning Director
Planning and Development

By: Melissa Owen, Assistant Planner
Planning and Development

Habitat_PSP Approval Letter_30Aug2022

Final Audit Report

2022-08-30

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| Created: | 2022-08-30 |
| By: | Jackie Churchill (jchurchill@spokanecity.org) |
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-  Document created by Jackie Churchill (jchurchill@spokanecity.org)
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-  Document emailed to Spencer Gardner (sgardner@spokanecity.org) for signature
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-  Document e-signed by Spencer Gardner (sgardner@spokanecity.org)
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