

## LETTER OF APPROVAL

August 4, 2020

Dylan Jones  
Syntier Engineering, Inc  
405 SE Bishop Blvd  
Pullman, WA 99163

RE: Preliminary “Hartson and Havana” City Short Plat File #Z20-110PSP

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 “Hartson and Havana” Preliminary Short Plat File #Z20-110PSP is a preliminary plat proposal of a portion of one parcel into two lots, located at parcel number 35221.2616;
2. THAT the proposed “Hartson and Havana” 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 “Hartson and Havana” 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 no written public comments were received on 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 two proposed lots already contain existing single family homes and the applicant is proposing to merely subdivide those homes so they are on their own parcels;
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 “Hartson and Havana” Short Plat on August 4, 2020 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be “Hartson and Havana” Final City Short Plat, being a portion of the Northeast Quarter Section 22, Township 25 North, Range 43 East, W.M., City of Spokane, Spokane County, Washington.

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

1. Per comments from Avista: reserve a 10ft wide easement for both service lines indicated on plat crossing parent parcel currently serving proposed Lot 1 and proposed Lot 2.

2. Both existing houses at 4701 and 4703 E Hartson have their own individual sewer service lines connecting into the sewer main in Hartson Ave. No engineering concerns regarding sewer for these newly established lots.
3. If the parent parcel is subdivided further in the future, water and sewer service will be re-evaluated at that time.
4. Typically sidewalks would be required to be installed along the plat frontage however because of the lack of connectivity in the neighborhood, this requirement has been waived.
5. All easements whether existing or proposed, must be shown on the face of the final plat.
6. The existing water service line, serving 4201 E Hartson Ave, crosses Lot 2. A conceptual water plan has been submitted indicating that a new water service line is to be installed within the confines of Lot 1 to serve this house.
  - a. Prior to the final plat being signed by engineering, the existing water service must be killed at the main in the street and the new service line must be installed.

**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.
2. 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.
3. 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.
4. 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.
5. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
6. A transportation impact fee will be collected prior to the issuance of a building permit for the affected lot.
7. 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.
8. 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.
9. All parking areas and driveways must be hard surfaced.
10. Garages shall be a minimum of twenty feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
11. 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.

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 plator is authorized for a period of five years from the Date of Approval of this Preliminary Short Plat to prepare and submit the Final "Hartson and Havana" 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 plator, 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 4th day of August, 2020. **THE LAST DAY TO APPEAL THIS DECISION IS THE 18th DAY OF AUGUST 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.



Tami Palmquist for Louis Meuler, Interim Planning Director  
Planning and Development Services

By: Ali Brast, Assistant Planner  
Planning and Development