



## LETTER OF APPROVAL

June 8, 2018

Scott Rivas  
DCI Engineers  
707 W 2<sup>nd</sup> Ave  
Spokane, WA 99201

RE: Preliminary "Holland Ave" City Short Plat File #Z18-433PSP

The Planning 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 "Holland Ave" Short Plat File #Z18-433PSP is a preliminary plat proposal of one parcel into two lots, located at parcel number 36201.0090;
2. THAT the proposed preliminary "Holland Ave" Short Plat, File #Z18-433PSP contains two existing structures; an office building located on the northern portion of the site and a warehouse on the southern portion of the site. The proposal is to divide these two uses into two separate parcels;
3. THAT the proposed preliminary "Holland Ave" 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;
4. THAT the proposed preliminary "Holland Ave" Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City's Comprehensive Plan;
5. THAT no written public comments were received on the proposal;
6. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
7. 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;
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 Director APPROVES the Preliminary "Holland Ave" Short Plat on June 8, 2018 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be "Holland Ave" Final City Short Plat, being a portion of the Southwest

**Quarter Section 20, Township 26 North, Range 43 East, W.M., City of Spokane, Spokane County, Washington.**

1. **Note:** A file number will be assigned at time of application.
2. The legal description of the land being platted shall appear on the face of the Final City Short Plat;
3. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
4. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
5. Final city short plat "Holland Ave" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
6. Final city short plat shall include the datum plane as per Spokane Municipal Code 17G.080.040 (B) (2).
7. An address for the new lot will be required prior to the final plat.
8. Bearings and lengths are to be shown for all lines as per Spokane Municipal Code 17G.080.020 (H).
9. The warehouse on the southern portion of the lot will be required to provide adequate parking to meet 17C.230-2, which states that warehouse uses require a minimum of 1 stall per 1,000 square feet of floor area for the first 3,000 square feet of floor area and then 1 stall per 3,500 square feet of floor area thereafter. At the time of final plat, show how that warehouse will be meeting the parking requirements.
10. There is an existing eight inch PVC sanitary sewer main in Dakota Street that can provide sewer service to this plat.
  - a. Per comments dated April 30, 2018 from Bill Peacock, P.E.: the existing sanitary and storm, as per the submitted application, are to be shared after the short plat. This will require easements and private sewer and stormwater maintenance agreements to be tied to the new parcels and recorded. Normally the City of Spokane does not allow stormwater to be handled off-site as current codes require stormwater to be handled on-site.
11. There is an existing twelve inch ductile iron water main in Dakota Street that can provide water service to this plat.
  - a. Each lot will require a separate water connection to the public water main.
12. The plat exceeds the allowable error of mathematical closure as per SMC 17G.080.020. (Please verify the bearings in the northwest corner.)
13. Addresses must be shown on the face of the final plat. Please contact Joelle Eliason in Development Services to develop addresses prior to submitting the final plat. (Recommended address for Lot 2 is 9330 N. Dakota St.)
14. All easements whether existing or proposed, must be shown on the face of the plat.
15. Please show the names and address of the record owners and taxpayers of each parcel adjoining the subdivision.
16. Please include the datum plane on the face of the plat as per SMC 17G.080.040
17. Please label the topography lines to provide adequate information for the contours of the land.

**Statements to be included in the final plat dedicatory language**

18. 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, and City Design Standards.
19. 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, 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.
20. Prior to any new construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
21. A transportation impact fee will be collected prior to the issuance of a building permit for the affected lot.
22. 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.
23. 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.
24. All parking areas and driveways must be hard surfaced.
25. New garages shall be a minimum of twenty feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
26. 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.
27. 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;

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, two (2) paper copies 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 "Holland Ave" 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:

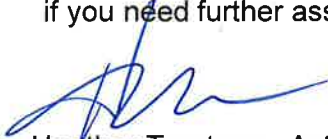
1. One (1) conformed mylar of the Final City Short Plat, which bears the Auditor's File Number and Recording Information, with the Planning Director.
2. Eight (8) conformed paper copies of the Final City Short Plat, which bears the Auditor's File Number and Recording Information, with the Planning Director.

### **NOTICE OF RIGHT TO APPEAL**

Appeals or requests for reconsideration of decisions by the Planning Director are governed by Spokane Municipal Code 17G.060.210 - Appeals. Decisions of the Planning 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 8th of June 2018. **THE LAST DAY TO APPEAL THIS DECISION IS THE 22nd DAY of JUNE 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.



Heather Trautman, Acting Planning Director  
Planning and Development

By: Ali Brast, Assistant Planner  
Planning and Development