

LETTER OF APPROVAL

October 22, 2020

Gary Johnson
3414 E 35th Ave
Spokane, WA 99223

RE: Preliminary “Johnson” City Short Plat File #Z20-156PSP

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 Johnson” Preliminary Short Plat File #Z20-156PSP is a preliminary plat proposal of a portion of one parcel into two lots, located at 3518 E 36th, parcel number 35342.3206;
2. THAT the proposed “Johnson” 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 “Johnson” 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 proposed lot is a double frontage lot that runs from 36th to 37th and contains a house that sits on 36th to be subdivided from the southern half. The southern portion, which will front only on 37th once subdivided, contains two accessory 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 “Johnson” Short Plat on Oct 22, 2020 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be “Johnson” Final City Short Plat, being a portion of the

Northeast Quarter Section 34, 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. A permit to build the new residence on the lot to front on 37th can be submitted once the appeal period of the preliminary plat is complete. If the application is only for the footings and foundation of the new residence, then the two existing detached garages will require a financial guarantee for demolition. If the permit is for the full single-family home, the financial guarantee for demolition will not be required.
2. There is an existing eight-inch PVC sanitary sewer main in 37th Ave that can provide sewer service to proposed lot 2.
 - a. A sewer stub permit was paid for in 1994 (Permit P9408430) and a stub was installed to the lot. The information from that permit indicates that this stub is 4" PVC and can be located by measuring 133.5' West of the manhole in the center of Freya & 37th and is approx. 6' west of the east property line. Depth at property line is approx. 7.5' deep.
 - b. This property lies outside of the GFC Waiver Zone. Sewer GFC charges were not paid for in 1994 when the referenced permit was obtained and would need to be paid when connecting to the sewer stub. An additional sewer permit is required to connect to this existing stub.
3. There is an existing twelve-inch ductile iron water main in 37th Ave that can provide water service to proposed Lot 2.
 - a. This property lies outside of the GFC Waiver Zone. Water GFC charges would need to be paid for when connecting to the stub. An additional water permit is required to connect to this existing stub.
4. Proposed Lot 2 has an existing approach on 37th Ave that can be used for access onto the lot. Any modifications to this approach must be approved by Engineering.
5. No records are available indicating whether the existing shops are connected to water or sewer through the main house on Lot 1. Any structure located on Lot 2 must have water and sewer connections to 37th only.
6. Addresses must be shown on the face of the final plat. Please contact our Permit Specialists in the Development Services Center at permitteam@spokanecity.org or (509) 625-6999 to develop addresses prior to submitting the final plat.
7. All easements whether existing or proposed, must be shown on the face of the final plat.
 - a. There are a couple of easements listed in the title report that will need to be shown on the face of the final plat.

Final Plat Dedication Statements

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. Since the proposed plat is located in the Moran Prairie Special Drainage District, basements are **not** recommended. The development of any below grade structures (including basements) in the plat is subject to review of a geotechnical evaluation for foundation design to determine suitability and affects from stormwater and/or subsurface runoff. The geotechnical evaluation is required to be performed for each lot with below grade level structures and submitted for review and concurrence to the City of Spokane Building Department and Developer Services prior to issuance of a building permit. An overall geotechnical analysis may be performed in lieu of individual lot analyses to determine appropriate construction designs.
4. 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.
5. 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.
6. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
7. A transportation impact fee will be collected prior to the issuance of a building permit for the affected lot.
8. 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.
9. 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.
10. All parking areas and driveways must be hard surfaced.
11. Garages shall be a minimum of twenty feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
12. 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 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 "Johnson" 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 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 & 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 22nd day of October, 2020. **THE LAST DAY TO APPEAL THIS DECISION IS THE 5TH DAY OF NOVEMBER 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