

**STAFF REPORT ON
PRELIMINARY SHORT PLAT APPLICATION FILE NO. Z26-338PSP**

I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

DESCRIPTION OF PROPOSAL: The owner/applicant is proposing to subdivide 0.16-acre parcel 35214.0913 (2629 E 8th Avenue.) into three (3) lots, with intent on constructing an attached single-family home on each lot. Each lot is proposed to have frontage to E 8th Ave. Improvements include the installation of sidewalk along the E 8th Ave. frontage and paving of the alley to the extent of the plat. This application is processed as a Type II application.

Recommendation: Staff recommends approval of this application, with conditions.

II. GENERAL INFORMATION:

- A. Applicant: High Ridge Homes LLC
c/o Maksim Kalpakchi
5205 E Chattaroy Rd.
Chattaroy, WA 99003

- B. Property Owner: Same as applicant

- C. Agent: Same as applicant

- D. Location of Proposal: 2629 E 8th Avenue., parcel 35214.0913 (SE 1/4, Section 21, Township 25 N, Range 43 E, W.M.)

- E. Existing Zoning: Residential 2 (R2)

- F. Land Use Plan Designation: Residential Plus

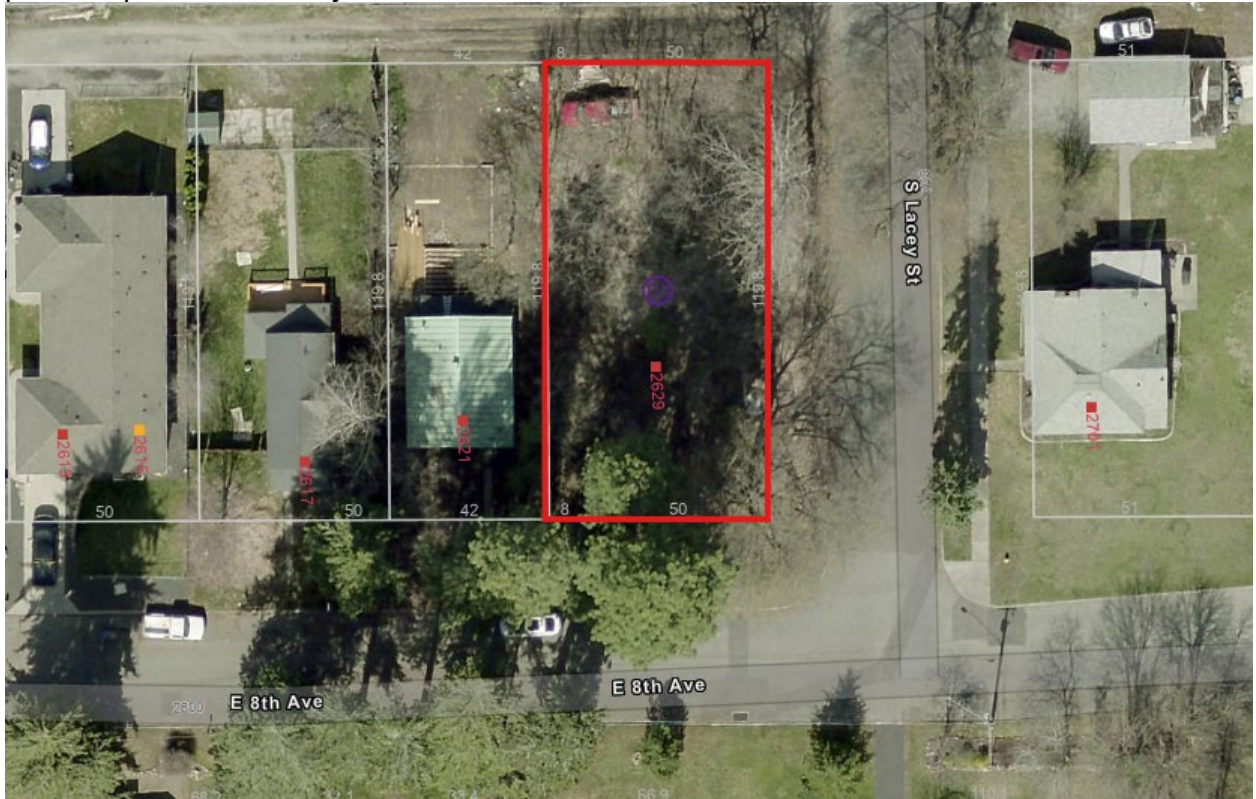
- G. SEPA Status: This proposal is exempt from SEPA, per SMC 17E.050.080

- H. Enabling Zoning: 17G.080.040 Short Subdivisions; 17G.061.310 Land Use Decision Criteria; 17G.080.025 Subdivisions Decision Criteria; 17C.111 Residential Zones

- J. Staff Contact: Steven Bafus, Planner II, 509-625-6312
sbafus@spokanecity.org

III. FINDINGS OF FACT:

- A. The owner/applicant is proposing to subdivide 0.16-acre parcel 35214.0913 (2629 E 8th Avenue.) into three (3) lots, with intent on constructing an attached single-family home on each lot. Each lot is proposed to have frontage to E 8th Ave. Improvements include the installation of sidewalk along the E 8th Ave. frontage and paving of the alley to the extent of the plat. The parcel is currently vacant as shown in the exhibit below.



- B. The project proposal encompasses one parcel shown above located at 2629 E 8th Ave. (parcel 35214.0913). The subject property is generally bound by an alley to the north, S Lacey St. to the east, E 8th Ave. to the south, and a single-family residence to the west.
- C. The current zoning of parcel is Residential 2 (R2). Per SMC 17C.111.030(C), the R2 zone is a low-intensity residential zone. It allows a range of housing choices built at the general scale and height of detached houses—including both detached and attached homes and middle housing types—but at a slightly larger development intensity than the R1 zone.
- D. SMC 17C.111 provides land use standards for residential zones. SMC Table 17C.111.205-1, prescribes a minimum density of 10 units/acre for all lot sizes. Lots two acres or less do not have a maximum density standard. This subdivision proposes a density of approximately 18.75 units/acre. The number of units allowed on a site is based on the presumption that all site development standards will be met.
- E. The current land use designation of the parcel is Residential Plus. Per the Land Use chapter of the City's Comprehensive Plan, *'Residential Plus uses in the Increased Intensity Residential designation are largely similar in type to low intensity residential areas. However, the overall development scale of those uses should be slightly higher, including possible design allowances like increased lot coverage, height, and other similar design*

requirements. The intent of Increased Intensity Residential areas is to provide a gradual increase in intensity, height, and overall context as the lower intensity areas transition into the more intense uses found in Centers and Corridors or significant commercial areas’.

- F. Adjacent parcels and parcels across adjacent right of way and alley are zoned R2 as indicated in the exhibit below.



- G. Applicable Plan Policies: The land use map designation is Residential Plus per the current Comprehensive Plan Adopted in June 2017 (and subsequent amendment to Chapter 3, Land Use, pursuant to Ordinance C36414).
- H. Applicable zoning regulations include Spokane Municipal Code (SMC) 17G.061 – Land Use Application Procedures; 17G.080 Subdivisions; 17C.111 Residential Zones.
- I. Procedural Requirements:
- Application for a Type II Preliminary Short Plat was submitted on May 29, 2026;
 - A Request for Comments notice was sent to Departments and Agencies on June 2, 2026;
 - A second Request for Comments notice was sent to Avista Utilities on June 18, 2026;
 - Applicant was notified on June 24, 2026 that the application was technically complete;

- This application qualified for Minor Engineering Review per SMC 17G.080.040(C)(2) and is exempt from public comment per SMC 17G.061.220(A).

IV. DEPARTMENT REPORTS:

Notice of this proposal was sent to City departments and outside agencies for their review and comments on June 2, 2026 as noted above. Staff received comments from City of Spokane Engineering Services, Planning, Streets, Wastewater Management, and Treasury departments. Commenting agencies included Avista Utilities, Spokane Tribe of Indians, and Spokane Regional Clean Air Agency.

Staff and agency comments are included with the file and are made part of this application by reference.

V. PUBLIC COMMENT:

As previously mentioned, this application qualified for Minor Engineering Review per SMC 17G.080.040(C)(2) and is exempt from public comment per SMC 17G.061.220(A).

VI. CONCLUSIONS:

The Spokane Municipal Code has established decision criteria for these proposals – decision criteria are found in 17G.061.310. The following is staff’s independent analysis of the proposed preliminary short plat taking into consideration these decision criteria.

SMC 17G.061.310 Decision Criteria

1. *The proposal is allowed under the provisions of the land use codes. SMC 17G.061.310(C)(1)*

Relevant Facts: The proposal is for three (3) lots located in the Residential 2 (R2) zone. The R2 zone allows middle housing types of greater scale or intensity than in lower intensity areas.

In the R2 zone, there is no maximum lot/dwelling-unit density for parcels two acres and less per SMC Table 17C.111.205-1. The R2 zone does have a minimum density of ten units per acre. The proposal of three lots meets the minimum density standard, as proposed density is approximately 18.75 units/acre. In the R2 zone, the calculation of density shall count one lot as one dwelling unit per SMC 17C.111.210(I).

SMC Table 17C.111.205-1 provides minimum lot dimensions for short subdivisions in the R2 zone which are 1200 SF minimum lot area, 15’ minimum lot width/frontage, and 40’ minimum lot depth. All lots shown on the face of the preliminary plat meet these minimum dimensions.

The R2 zone is applied to areas that are designated Residential Plus on the land use plan map of the comprehensive plan.

Staff Discussion: The proposal is permitted in accordance with SMC 17G.080.040 – Short Subdivisions and SMC 17C.111 – Residential Zones.

Construction specific detail such as design standards, setbacks, lot coverage, height, parking, etc. will be reviewed for compliance with applicable codes at time of permit.

Staff finds this criterion is met.

2. *The proposal is consistent with the comprehensive plan designation and goals, objectives, and policies for the property. SMC 17G.061.310(C)(2)*

Relevant Facts:

In the City's Comprehensive Plan:

Policy LU 1.3 Lower Intensity residential Areas states – *Focus a range of lower intensity residential uses in every neighborhood while ensuring that new development complements existing development and the form and function of the area in which it is located.*

Policy LU 1.12 Public Facilities and Services states – *Ensure that public facilities and services system are adequate to accommodate proposed development before permitting development to occur.*

Policy LU 3.6 Compact Residential Patters states – *Allow more compact and affordable housing in all neighborhoods, in accordance with design guidelines.*

Policy LU 3.7 Maximum and Minimum Lot Sizes states – *Prescribe maximum, as well as minimum lot size standards to achieve the desired residential density for all areas of the City.*

Policy LU 4.4 Connections states – *Form a well-connected network which provides safe, direct, and convenient access for all users, including pedestrians, bicycles, and automobiles, through site design for new development and redevelopment.*

Goal LU5 Development Character states – *Promote development in a manner that is attractive, complementary, and compatible with other land uses.*

Policy LU5.2 Environmental Quality Enhancement states – *Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.*

Policy LU 5.5 Complementary Development states – *Ensure that infill and redevelopment projects are well-designed and complement surrounding uses and building types.*

Policy LU 8.1 Role of Urban Growth Areas states – *Limit urban sprawl by encouraging development in urban areas where adequate public facilities exist or where such facilities can be more efficiently provided.*

Policy H1.4 Use of Existing Infrastructure states – *Direct new residential development into areas where community and human public services and facilities are available.*

Policy H1.11 Access to Transportation states – *Encourage housing that provides easy access to public transit and other efficient modes of transportation.*

Policy H1.18 Distribution of Housing Options states – *Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.*

Policy H2.4 Linking Housing with Other Uses states – *Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.*

Policy DP 1.2 Building and Site Design states – *Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.*

Policy DP 2.12 Infill Development states – *Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.*

Policy DP 2.15 Urban Trees and Landscape Areas states – *Maintain, improve, and increase the number of street trees and planted areas in the urban environment.*

Policy DP 2.6 Building and Site Design states – *Ensure that a particular development is thoughtful in design, improves the quality and characteristics of the immediate*

neighborhood, responds to the site's unique features - including topography, hydrology, and microclimate - and considers intensity of use.

Staff Discussion: The Spokane Comprehensive Plan adopted June 2017 (and subsequent amendment to Chapter 3, Land Use, pursuant to Ordinance C36414) designates the subject property as "Residential Plus" which allows residential uses in the R2 zone. The proposal is consistent with multiple goals and policies of the Spokane Comprehensive plan including, but not limited to the Land Use, Housing, and Urban Design Chapters. The above selections from the City's Comprehensive Plan does not represent an exhaustive list of goals and policies but is intended to illustrate the proposals consistency with the City's adopted comprehensive plan.

Staff finds this criterion is met.

3. *The proposal meets the concurrency requirements of chapter 17D.010 SMC. SMC 17G.061.310(C)(3)*

Relevant Facts: The application was circulated amongst all City departments and outside agencies with jurisdiction on June 2, 2026 as identified above and again to Avista Utilities on June 18, 2026. There were no departments or agencies that reported that concurrency could not be achieved.

Staff Discussion: A new City Standard sidewalk is required along the plat frontage along E 8th Ave. as well as paving of the alley from the western extent of the plat to S Lacey St.

Staff finds this criterion is met.

4. *If approval of a site plan is required, the property is suitable 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, historic or cultural features. SMC 17G.061.310(C)(4)*

Relevant Facts: The site is suitable for development according to all city departments that commented. The proposed preliminary short plat shows lots that meet standards defined by SMC 17C.111, specifically density, minimum lot area, and minimum lot dimensions.

Staff Discussion: City departments and agencies with jurisdiction reviewed the application and other technical documents for physical characteristics of the property. No comments were received indicating that the site is unsuitable for development.

Staff finds that this criterion is met.

5. *The proposal will not have a significant adverse impact on the environment or the surrounding properties, and if necessary conditions can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.*

Relevant Facts: An application and technical documents were reviewed and routed by the City of Spokane. Applicable findings and recommendations are incorporated into the conditions for this proposal.

Any development on the parcels created via the platting action will be reviewed by the Development Services Department staff and other city departments as applicable to ensure

that each new unit/structure meets all required development standards. These standards include, but are not limited to, land use standards, engineering standards, utility standards, and building and fire code standards.

Staff Comment: City departments and agencies with jurisdiction reviewed the application and other technical documents for physical characteristics of the property. No comments were received indicating that the proposal will have significant impact on the environment or the surrounding properties. Additionally, this project is exempt from SEPA per SMC 17E.050.080.

Staff finds that this criterion is met.

Subdivisions Decision Criteria 17G.080.025(C) (1-10):

The proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

a. public health, safety and welfare;

The City of Spokane Fire and Police Departments were given the opportunity to review this proposal. Neither department provided comment on this application.

There were no departments or agencies that reported the proposed plat would affect public health, safety or welfare.

b. open spaces;

Short plats are not required to provide public open space, and no public open space is proposed as part of this land use application. Each unit is required to provide private outdoor areas per SMC 17C.111.310. Required private areas will be evaluated for compliance with adopted codes at time of building permits.

c. drainage ways;

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. Please prepare these and submit them to Development Services Engineering as, per the conceptual utility and grading plan, there appears to be shared stormwater facilities.

A stormwater drainage plan and report may be required at the time of building permit.

Public streets, including paving, curb, sidewalk, signs, storm drainage structures/facilities, and swales/planting strips necessary to serve the proposed plat, shall be designed and constructed in accordance with City standards.

Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to and accepted by Development Services prior to the issuance of any building and/or grading permits.

All Stormwater and surface drainage generated on-site must be disposed of on-site in accordance with chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, and City Design Standards. A surface drainage plan shall be prepared for each lot and shall be submitted to the City of Spokane Development Services Center for review and acceptance prior to the issuance of a building permit on said lot.

No building permit shall be issued for any lot in this subdivision until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision, have been complied with.

In accordance with the City's Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion / sediment control improvements not constructed prior to approval of the final plat.

d. *streets, roads, alleys and other public ways;*

The alley shall be paved from the projected westmost property line of the plat to Lacey St.

Separated sidewalk shall be constructed along 8th Avenue from the existing sidewalk on Lacey Street to the westmost projected property line of the plat.

A city standard curb ramp with a truncated dome pad shall be installed on the northwest corner of the intersection of Lacey Street and 8th Avenue.

Public streets, including paving, curb, sidewalk, signs, storm drainage structures/facilities, and swales/planting strips necessary to serve the proposed plat, shall be designed and constructed in accordance with City standards. Sidewalks shall serve each lot.

Garages, if proposed, shall be a minimum of 20 feet from the back of a sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.

The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.

In accordance with the City's Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion / sediment control improvements not constructed prior to approval of the final plat.

General Facility Charges and Transportation Impact Fees shall apply to the lots on this plat.

e. *transit stops;*

Spokane Transit Authority (STA) operates bus route 94 with a stop located at the intersection E 5th Ave. and S Smith St., approximately 0.3 miles from the subject site.

STA works independently with private property owners to address improvements to STA facilities that may impact private development sites. Any coordination with the city that may be necessary and/or required permits associated with transit improvements are addressed outside of platting actions. STA did not offer any comments on this proposal.

f. *Potable water supplies;*

All sewer and water service connections must front the lot they are to serve. Offset connections will not be allowed. Any unused water service connections shall be killed and capped at the main.

Lots in this plat will not be required to be connected to City of Spokane water until building permits are obtained for the lots.

The nearest available public water service main which could provide service to this proposed plat is a six-inch cast iron main located in 8th Avenue and an eight-inch cast iron main in Lacey Street. Existing water pressure is approximately 86 psi at the hydrant located at the northeast corner of the intersection of 8th Avenue and Lacey Street. Pressures over 80 psi require pressure reducing valves (PRV) to be installed at developer's expense.

Only City water and sanitary sewer systems shall serve the plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.

General Facility Charges and Transportation Impact Fees shall apply to the lots on this plat.

g. Sanitary wastes;

All sewer and water service connections must front the lot they are to serve. Offset connections will not be allowed. Any unused water service connections shall be killed and capped at the main.

Lots in this plat will not be required to be connected to City of Spokane sewer until building permits are obtained for the lots.

The nearest existing public sanitary sewer which could provide service to this proposed plat is a ten-inch vitrified clay main line located in 8th Avenue and Lacey Avenue.

Only City water and sanitary sewer systems shall serve the plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.

General Facility Charges and Transportation Impact Fees shall apply to the lots on this plat.

h. Parks, recreation, and playgrounds;

This proposal does not require the applicant to provide any public open space nor are any shown on the proposed plans. However, Underhill Park is located approximately 0.2 miles from the subject site. The Parks Department did not offer any comments on this proposal.

i. Schools and school grounds;

The site is located within the Spokane Schools District 81. There are no provisions for public schools or school grounds as a part of this proposal. District 81 operates the following assigned schools within proximity to the subject site:

- Franklin Elementary ~1.2 miles
- Chase Middle School ~3.7 miles
- Ferris High School ~3.2 miles

School District 81 did not provide any comments on this proposal.

j. Sidewalks, pathways and other features that assure safe walking conditions.

A separated sidewalk shall be constructed along 8th Avenue from the existing sidewalk on Lacey Street to the westmost projected property line of the plat.

At least one walking connection is required between each building and adjacent right of way. For each ground floor unit with a separate entry, separate walking connections are required for each ground floor unit. Driveway(s) may be used to meet this requirement.

At least one walking connection is required between each unit and its designated garbage and recycling area. Driveways and parking access aisles may be used to meet this requirement. All parking areas and driveways shall be hard surfaced.

Staff finds that this criterion is met.

VI. RECOMMENDATION

TO APPROVE the Preliminary Short Plat of three (3) lots at a 0.16-acre site consisting of parcel 35214.0913 addressed as 2629 E 8th Avenue, substantially in conformance with the application, plans, drawing, illustrations, and/or specifications on file in the Planning and Development Services Center; and the following conditions of approval:

- 1. 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.
- 2. In compliance with Planning Department comments found in the Technically Complete letter dated June 24, 2026:
 - a. Verification of compliance with all applicable development standards will be verified at time of permit.
 - b. Pursuant to SMC 17C.111 Residential Zones, three (3) lots are approved for an attached single-family home on each lot, as shown on the face of preliminary plat. Additional density will be evaluated under the currently adopted code at time of application.
 - c. Street trees and landscaping are required – compliance with street tree requirements and landscape standards associated with subdivision and development of proposed lots pursuant to Ordinance No. C36232 (or subsequently adopted permanent code in SMC 17C as applicable) will be verified prior to approval of Certificate of Occupancy for future new homes on proposed new lots 1-3. Street trees located on private property will require a tree agreement or a fee-in-lieu may be required. This will ultimately be up to the Urban Forestry Department.
 - d. Reference Final Short Plat Map Requirements (Please see SMC 17G.080.040 F thru I and SMC 17G.080.050 H and 17G.080.070 B thru F for more detail as needed). A final short plat shall be submitted in the same form and with the same content as the preliminary short plat with the following exceptions or additional requirements:
 - i. A final short plat shall contain all the information required of the preliminary plat, except the following:
 - 1. Show existing buildings.
 - 2. Show existing utility lines and underground structures.
 - 3. Show the topographical elevations; or
 - 4. Contain the names and addresses of adjoining landowners.
 - ii. The drawing shall:
 - 1. be a legibly drawn, printed, or reproduced permanent map;
 - 2. if more than one sheet is required, each sheet shall show sheet numbers for the total sheets;
 - 3. have margins that comply with the standards of the Spokane county auditor;
 - 4. show in dashed lines the existing plat being replaced, if applicable;
 - 5. show monuments in accordance with SMC 17G.080.020(H)(1);
 - 6. include any other information required by the conditions of approval; and
 - 7. include any special statements of approval required from governmental agencies.
 - iii. The final plat shall include the signatory statements as prescribed in SMC 17G.080.040(G)(2).

- iv. The final plat shall include the certification by the Spokane county auditor on each page of the final short plat including the time, date, book, and page number of the recording of the final mylar.
 - v. The final plat shall include the signature of every owner certifying that:
 1. the plat is made with the free consent and in accordance with the desires of the owners of the land;
 2. the owners are the owners of the property and the only parties having interest in the land and is not encumbered by any delinquent taxes or assessments;
 3. the owners adopt the plan of lots, blocks, and streets shown;
 4. owner dedicates to the City and the City's permittees the easements shown for utilities and cable television purposes.
3. In compliance with the Engineering Department Memo dated June 12, 2026:
- a. 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. Please prepare these and submit them to Development Services Engineering as, per the conceptual utility and grading plan, there appears to be shared stormwater facilities.
 - b. Frontage improvements shall be constructed, or bonded for, prior to approval of the final plat. The improvements shall include:
 - i. The alley shall be paved from the projected westmost property line of the plat to Lacey St.
 - ii. Separated sidewalk shall be constructed along 8th Avenue from the existing sidewalk on Lacey Street to the westmost projected property line of the plat.
 - iii. A city standard curb ramp with a truncated dome pad shall be installed on the northwest corner of the intersection of Lacey Street and 8th Avenue.
 - c. Please resubmit the alley design using a 1" = 50' scale for the plan view as per the City of Spokane Drafting Standards. The alley design will also need to be signed by the engineer of record.
 - d. Addresses shall be shown on the face of the plat. The preliminary addresses are as follows:
 - i. Lot 1: 2681 E 8th Ave
 - ii. Lot 2: 2687 E 8th Ave
 - iii. Lot 3: 2693 E 8th Ave
 - e. All sewer and water service connections must front the lot they are to serve. Offset connections will not be allowed. Any unused water service connections shall be killed and capped at the main.
 - f. Lots in this plat will not be required to be connected to City of Spokane sewer until building permits are obtained for the lots.
 - g. Lots in this plat will not be required to be connected to City of Spokane water until building permits are obtained for the lots.
 - h. The nearest available public water service main which could provide service to this proposed plat is a six-inch cast iron main located in 8th Avenue and an eight-inch cast iron main in Lacey Street. Existing water pressure is approximately 86 psi at the hydrant located at the northeast corner of the intersection of 8th Avenue and Lacey Street. Pressures over 80 psi require pressure reducing twovalves (PRV) to be installed at developer's expense.

- i. The nearest existing public sanitary sewer which could provide service to this proposed plat is a ten-inch vitrified clay main line located in 8th Avenue and Lacey Street.
 - j. A stormwater drainage plan and report may be required at the time of building permit.
 - k. Public streets, including paving, curb, sidewalk, signs, storm drainage structures/facilities, and swales/planting strips necessary to serve the proposed plat, shall be designed and constructed in accordance with City standards. Sidewalks shall serve each lot.
 - l. Garages shall be a minimum of 20 feet from the back of a sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
 - m. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
 - n. Civil engineered plans and profiles shall use NAVD88 datum (City of Spokane datum minus 13.13 feet).
 - o. In accordance with the City's Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion / sediment control improvements not constructed prior to approval of the final plat.
4. The Following statements will be required in the dedication of the final plat (additional statements may need to be added to the final plat and will be determined during final plat review).
- a. 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.
 - b. Street trees and landscaping are required – compliance will be verified prior to approval of Certificate of Occupancy for each new home.
 - c. Only City water and sanitary sewer systems shall serve the plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.
 - d. Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to and accepted by Development Services prior to the issuance of any building and/or grading permits.
 - e. All parking areas and driveways shall be hard surfaced. All new or modified driveway locations will need to be reviewed and approved prior to construction.
 - f. All Stormwater and surface drainage generated on-site must be disposed of on-site in accordance with chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, and City Design Standards. A surface drainage plan shall be prepared for each lot and shall be submitted to the City of Spokane Development Services Center for review and acceptance prior to the issuance of a building permit on said lot.
 - g. No building permit shall be issued for any lot in this subdivision until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision, have been complied with.
 - h. Slope easements for cut and fill, as deemed necessary by the Development Services Center in accordance with City Design Standards, are granted along all public right of ways.
 - i. General Facility Charges and Transportation Impact Fees shall apply to the lots on this plat.

- j. Utility easements shown hereon the described plat are hereby dedicated to the City and serving utility providers for the construction, reconstruction, maintenance and operation of utilities and cable television, together with the right to inspect said utilities and to trim and/or remove brush and trees which may interfere with the construction, maintenance and operation of same.
 - k. Avista shall have the right to prohibit changes in grade to above and below installed facilities within the utility easements as granted herein.
 - l. No building, structure, fence or landscaping is allowed within the easements as granted herein that may interfere with Avista’s rights or with the safe operation of the Facilities or that are not in compliance with all safety and building codes, regulations and laws.
 - m. If the developer or their subcontractor ditches beyond the limits of the as-platted easement strips as granted herein, additional easements will need to be acquired to cover the utility lying outside of the easement area.
5. In compliance with the letter from Spokane Tribe of Indians dated June 6, 2026 requesting an Inadvertent Discovery Plan (IDP) implemented into the scope of work.
 6. In compliance with the letter from Spokane Regional Clean Air Agency dated June 8, 2026 regarding construction and air quality permitting requirements.
 7. In compliance with the memo from City of Spokane Streets Department dated June 11, 2026.
 8. In compliance with the memo from City of Wastewater Management Department dated June 16, 2026.

Time Limitations.

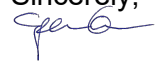
The Type II Preliminary Short Plat applications becomes void five years after the effective date of the Planning Services Director’s decision without the submission of a final short plat application unless the Planning Services Director authorizes an extension of time. No land within the boundaries of a short subdivision may be further divided in any manner which will create additional lots within a period of five years except by subdivision in accordance with SMC 17G.080.050.

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.061.340 - 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 24th DAY OF JUNE 2026. THE LAST DAY TO APPEAL THIS DECISION IS THE 9TH DAY OF JULY 2026, 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 (\$350.00) 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 Steven Bafus 509-625-6312 if you have further questions related to procedures or if you need further assistance.

Sincerely,


Spencer Gardner
Planning and Development

By: Steven Bafus, Planner
Planning and Development



STAFF REPORT

Final Audit Report

2026-06-24

| | |
|-----------------|--|
| Created: | 2026-06-24 |
| By: | AMANDA KIEHN (AKIEHN@SPOKANECITY.ORG) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAA9GrCcTuEqmt9gEAeT2ECCQuyTVpglDsB |

"STAFF REPORT" History

-  Document created by AMANDA KIEHN (AKIEHN@SPOKANECITY.ORG)
2026-06-24 - 8:04:18 PM GMT
-  Document emailed to Spencer Gardner (sgardner@spokanecity.org) for signature
2026-06-24 - 8:04:23 PM GMT
-  Email viewed by Spencer Gardner (sgardner@spokanecity.org)
2026-06-24 - 8:20:15 PM GMT
-  Document e-signed by Spencer Gardner (sgardner@spokanecity.org)
Signature Date: 2026-06-24 - 8:20:30 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_IMAGE
-  Agreement completed.
2026-06-24 - 8:20:30 PM GMT