

LETTER OF APPROVAL

August 12, 2021

Jared Karstetter
5111 S Hogan Lane
Spokane, WA 99223

Re: Preliminary “Karstetter Pocket Residential Development” Short Plat File # Z21-103PSP

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 “Karstetter Pocket Residential Development” Short Plat File #Z21-103PSP is a preliminary plat proposal to subdivide one lot into two lots for the purpose of retaining and existing home and creating a vacant parcel for the development of a new single family dwelling using the City's Pocket Residential Development Code, located at parcel 35324.0117 addressed as 1307 E 38th Avenue;
2. THAT the proposed preliminary “Karstetter 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 “Karstetter 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 Section SMC 17C.110.360 – Pocket Residential Development;
4. THAT two phone calls and one email requesting more information received during the public comment period;
5. THAT no written comments were received during the public comment period;
6. THAT retaining an existing home and platting one new legally buildable lot for the purpose of constructing one additional single family residence over a parent parcel site consisting of 10,640 sq. ft. of land implements the intent of alternative residential development and infill development tools adopted by the Spokane City Council for use in RSF zones;
7. THAT the Pocket Residential Development Code includes design standards intended to protect neighborhood character and ensure high quality new residential development;
8. 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;

9. THAT there are no Local Improvement Districts associated with the parcels included in this platting action;
10. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
11. 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;
12. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
13. 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 “Karstetter Pocket Residential Development” Short Plat on August 12, 2021 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be “Karstetter Pocket Residential Development” Final City Short Plat, being a portion of the Northeast Quarter of the Southeast Quarter Section 32, 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. 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 lot No. 2;
3. Street trees are required – Compliance with street tree requirements will be verified at time of permit for a new single family home on proposed lot 2 with installation of tree(s) required prior to certificate of occupancy;
4. Adherence to Development Services Memorandum dated July 8, 2021;

General Comments.

- a. There is an existing 6” cast iron water main in 38th Ave that can provide water service to proposed Lot 2. Each lot is required to have its own individual water service line.
 - i. Water is not required to be stubbed into Lot 2 until the lot is built on.
- b. There is an existing 10” concrete sewer main in 38th Ave that can provide sewer service to Lot 2. Each lot is required to have its own individual sewer service line.
 - i. Sewer is not required to be stubbed into Lot 2 until the lot is built on.
- c. This property lies outside of the GFC waiver zone. GFC’s must be paid when Lot 2 is built on.

Comments to be addressed at final plat.

- a. All easements whether existing or proposed, must be shown on the face of the final plat. If blanket in nature they must be referenced in a Surveyor's Note.
 - b. The first 10' fronting 38th Ave must be dedicated as a dry utility easement and shown on the face of the final plat.
 - c. Addresses must be shown on the face of the Final City Short Plat. Address permits can be applied for at the City of Spokane permit center or by calling (509) 625-6300.
5. Adherence to the Spokane Tribe of Indians Tribal Historic Preservation Office letter dated June 23rd, 2021 including inadvertent discovery plan be incorporated into the scope of work for any new construction;
 6. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
 7. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
 8. Final city short plat "Karstetter Pocket Residential Development" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
 9. 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;
 10. The following statements must be in the final plat dedication:
 - a. A ten foot dry utility easement, as shown hereon the described plat, is 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.
 - b. 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 Engineering Services – Developer Services prior to the issuance of any building and/or grading permits.
 - c. 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.
 - d. The water system shall be designed and constructed in accordance with City Standards. A pressure of 45 psi minimum at the property line is required for service connections supplying domestic flows. Pressures shall not drop below 20 psi at any point in the system during a fire situation. Pressures over 80 psi will require that pressure relief valves be installed at the developer's expense.
 - e. The City of Spokane does not accept the responsibility of maintaining the stormwater drainage facilities on private property nor the responsibility for any damage whatsoever, including, but not limited to, inverse condemnation to any properties due to deficient construction and/or maintenance of stormwater drainage easements on private property.

- f. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Storm water Facilities", the 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. Pre-development flow of off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to development of the plat, based on a 50-year design storm. An escape route for a 100-year design storm shall be provided.
- g. 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 "Stormwater Facilities", the Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and the Project Engineer's recommendations, based on the drainage plan accepted for this final plat, have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to Developer Services for review and acceptance prior to issuance of a building permit.
- h. Slope easements for cut and fill, as deemed necessary by Developer Services in accordance with City Design Standards, are granted along all public right of ways.
- i. 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.
- j. No building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer has been provided showing that sanitary sewer and water improvements, constructed to City standards, have been provided to the lot in question.
- k. GFC charges and Transportation Impact Fees will be collected prior to the issuance of a building permit for the affected lot.
- l. With respect to any increased stormwater flows accruing as a result of any development, each property owner, on its own behalf and the behalf of its successors in interest, fully accepts without reservation, the obligation to obstruct and artificially contain and collect all natural or artificially generated or enhanced drainage flows across or upon said owner's property. The purpose of this requirement is to avoid causing or potentially contributing to flooding, erosion or stormwater loads on other private or public properties and the public sewer system.
- m. Each property owner, on its own behalf and the behalf of its successors in interest, acknowledges and accepts full responsibility to maintain drainage facilities within all drainage easements, and to maintain and protect any on-site stormwater control facilities. Under no circumstances does the City of Spokane, its officers or agents, accept any responsibility to maintain on-site stormwater control facilities, drainage courses or drainage pipes on private lots within this development or otherwise within drainage easements or flood plain areas.
- n. 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 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 (seven paper copies if submitted following re-opening of public buildings), 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 "Kartstetter 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 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. Seven (7) 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 12 DAY OF AUGUST, 2021. THE LAST DAY TO APPEAL THIS DECISION IS THE 26 DAY OF AUGUST 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.


Louis Meuler (Aug 12, 2021 11:53 PDT)

Louis Meuler, Acting Planning Director
Planning and Development

By: Melissa Owen, Assistant Planner
Planning and Development

Karstetter Pocket Residential Devp PSP Approval Letter_12August2021

Final Audit Report

2021-08-12

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