

LETTER OF APPROVAL

June 15, 2020

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

RE: Preliminary “Key” City Short Plat File #Z19-546PSP

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 “Key” Preliminary Short Plat File #Z19-546PSP is a preliminary plat proposal of portions of two parcels into nine lots, located at parcel numbers 26245.0053 and 26245.0055;
2. THAT the two parcels each have one existing single family home for which frontage and utility connections will be provided;
3. THAT the proposed “Key” 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;
4. THAT the proposed “Key” 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;
5. THAT two written public comments were received on the proposal, one with questions about connectivity to the north and the other stating they would not allow their adjacent parcel to be utilized for this plat (which the plat does not propose);
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 and Development Director APPROVES the Preliminary “Key” Short Plat on June 15, 2020 subject to compliance with the following conditions of approval: The name of the

Final City Short Plat shall be “Key” Final City Short Plat, being a portion of the Northeast Quarter Section 24, Township 26 North, Range 42 East, W.M., City of Spokane, Spokane County, Washington and a portion of the Northwest Quarter Section 24, Township 26 North, Range 42 East, W.M., City of Spokane, Spokane County, Washington.

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

1. Separated sidewalks with street trees are required along the new frontage of Maxine Ave.
2. Per comments from Avista: 10’ utility easement shall front along Maxine Ave and should be labeled as such.
3. Per comments from Avista: Add the following language to the dedication language on the face of the plat:
10 foot “Dry” utility easements shown on the herein described short plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground facilities, the right to trim and/or remove trees, bushes, landscaping, and the right prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. Drainage swales are not allowed within the dry utility easements.
4. The temporary hammer-head turn-around shall be designed and constructed in accordance with City of Spokane Standards. The temporary turn-around and associated easement may be removed upon further development of Maxine Avenue to the west and/or an intersection is constructed sufficient to meet the maneuvering requirements for Fire, Refuse, and Street Maintenance.
5. An Operation and Maintenance Manual for the stormwater facilities will be required to be submitted along with the engineered stormwater plans for review and acceptance.
6. Based on the submitted conceptual stormwater plan, a Home Owner’s Association (HOA) will need to be established prior to final plat for operation and maintenance of the stormwater facilities for this plat. The recording number for the HOA will need to be included in the dedicatory language on the final plat.
7. The nearest existing public sanitary sewer that could provide service to this proposed plat is an eight-inch PVC main at the intersection of Maxine Avenue and Cannon Street.
 - a. The developer will be responsible for all costs associated with design and construction of sanitary sewer improvements necessary to serve the proposed plat.
 - b. The sanitary sewer system shall be designed and constructed in accordance with City of Spokane standards.
 - c. Construction plans shall be submitted to Development Services for review and acceptance. Then sanitary sewer system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.
8. The nearest existing public water main that could provide service to this proposed plat is an eight-inch ductile iron main at the intersection of Maxine Avenue and Cannon St (Kempe Pressure Zone).
 - a. The developer will be responsible for all costs associated with design and construction of water improvements necessary to serve the proposed plat.
 - b. The water system shall be designed and constructed in accordance with City of Spokane 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 developer expense.

- c. Two copies of an overall water plan and hydraulic analysis must be submitted to Development Services for review and acceptance. The hydraulic analysis must include supporting calculations for domestic and fire flows.
 - d. In addition to the hydraulic analysis, construction plans shall be submitted to Development Services for review and acceptance. The water system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.
9. The existing Beloved residence will require a side sewer stubbed to, at minimum, the property line for future connection.
10. 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.
11. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Stormwater 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. Predevelopment flow of any 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 must be provided.
 - a. No building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC 17D.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 the final plat, have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to Engineering Services – Developer Services for review and acceptance prior to issuance of a building permit.
 - b. Submittal of stormwater plans for review and acceptance shall include a drainage plan with supporting geotechnical calculations and recommendations. Two copies of a final drainage report shall be submitted to Development Services for review and concurrence prior to the City Engineer signing the final plat.
 - c. This plat is located in the Five Mile Special Drainage District. The development of any below-grade structures, including basements, is subject to prior review of a geotechnical evaluation for foundation design to determine suitability and effects from stormwater and/or subsurface runoff. The geotechnical evaluation shall be submitted to Development Services for review and concurrence prior to the issuance of a building permit. It must address the disposal of stormwater runoff and the stability of soils for the proposed structure. This evaluation must be performed by a geotechnical engineer, licensed in the State of Washington. It must be submitted to the City of Spokane Building Department and to Development Services for review and concurrence prior to issuance of any building permit for the affected structure. An overall or phase-by-phase geotechnical analysis may be performed in lieu of individual lot analyses to determine appropriate construction designs.
 - d. All stormwater facilities necessary to serve the proposed plat shall be designed and constructed in accordance with City of Spokane standards.
 - e. Prior to construction, a grading and drainage plans shall be submitted to Development Services for review and acceptance.
 - f. An erosion/sediment control plan, detailing how dust and runoff will be handled during and after construction, shall be submitted to Development Services for

- review and acceptance prior to construction.
- g. If drywells are utilized, they will be tested to insure design infiltration rates are met. A minimum factor of safety of two (2) will be required. In accordance with State Law, existing and proposed Underground Injection Control structures need to be registered with the Washington State Department of Ecology. Proof of registration must be provided prior to plan acceptance.
 - h. The developer will be responsible for all costs associated with constructing stormwater improvements necessary to serve the proposed plat.
12. Public streets, including paving, curb, sidewalk, signs, storm drainage structures/facilities, and swales/planting strips necessary to serve this plat shall be designed and constructed in accordance with City standards. Sidewalks shall serve each lot.
- a. Signing and striping plans, where appropriate, shall be included as part of the design submittal.
 - b. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
 - c. Any grades exceeding 8% must be shown on the preliminary plat.
 - d. All street identification and traffic control signs required due to this project must be installed by the developer at the time street improvements are being constructed. They shall be installed and inspected to the satisfaction of the City's Construction Management Office in accordance with City standards prior to the occupancy of any structures within the plat.
13. Construction plans for public street, sewer, water and storm water systems must be designed by a Professional Engineer, licensed in the State of Washington, and submitted to Developer Services for review and acceptance prior to construction.
14. Plan review fees for sanitary sewer, water, street, and stormwater improvements will be determined at the time of plan submittal and must be paid prior to the start of the review.
15. A \$250.00 deposit will be required for each monument to be installed as part of the final plat.
16. Civil engineered plans and profiles shall use NAVD88 datum (City of Spokane datum minus 13.13 feet).
17. 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.

Statements to be added to the dedicatory on the final plat

1. This plat is located in the Five Mile Special Drainage District. The development of any below-grade structures, including basements, is subject to prior review of a geotechnical evaluation for foundation design to determine suitability and effects from stormwater and/or subsurface runoff. The geotechnical evaluation shall be submitted to Development Services for review and concurrence prior to the issuance of a building permit. It must address the disposal of stormwater runoff and the stability of soils for the proposed structure. This evaluation must be performed by a geotechnical engineer, licensed in the State of Washington. It must be submitted to the City of Spokane Building Department and to Development Services for review and concurrence prior to issuance of any building permit for the affected structure. An overall or phase-by-phase geotechnical analysis may be performed in lieu of individual lot analyses to determine appropriate construction designs.
2. [If applicable] At the time of issuance of a building permit, a Capital Cost Fee of \$ _____ is due for Supplemental Stormwater Services for connection to the

Austin Draw as per the Stormwater Connection and Service Agreement with Covenants entered into and by the City of Spokane and the owner/developer of this plat, including the individual successors in interest, property owners, and/or its assigns.

3. Slope easements for cut and fill, as deemed necessary by the Engineering Services – Developer Services 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.
4. A ten-foot easement for utilities, including cable television, is hereby granted along all street frontages to the City and its permittees.
5. Utility easements shown hereon the described plat are hereby dedicated to the City and its permittees 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.
6. 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.
7. 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.
8. All stormwater and surface drainage generated on-site must be disposed on-site in accordance with chapter 17D.060 SMC “Stormwater Facilities”, the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and as per the Project Engineer’s recommendations, based on the drainage plan accepted for the final plat.
9. 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”, the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and the Project Engineer’s recommendations, based on the drainage plan accepted for the final subdivision, have been complied with.
10. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system complying with the requirements of the Engineering Services Department.
11. 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.
12. All required improvements serving the plat, including streets, sanitary sewer, stormwater and water, shall be designed and constructed at the developer’s expense. The improvements must be constructed to City Standards by the developer prior to the occupancy of any structures within the development.
13. 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.

14. Prior to the issuance of any building permits, the lots shall be served by fire hydrants and shall have appropriate access to streets as determined by the requirements of the City Fire Department and the Engineering Services Department.
15. Water mains and fire hydrants must be installed at the developer's expense, in locations approved by the City Fire Department and in accordance with applicable State and Federal provisions.
16. General Facility Charges and Transportation Impact Fees will be collected prior to the issuance of a building permit for the affected lot.
17. All parking areas and driveways shall be hard surfaced.
18. Property owner(s) will maintain drainage swales or planting strips in public right of way, adjacent their property, with a permanent live cover of lawn turf, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of runoff in the drainage swale, as indicated on the accepted plans.

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 platlor is authorized for a period of five years from the Date of Approval of this Preliminary Short Plat to prepare and submit the Final "Key" 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 platlor, 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 15th day of June, 2020. **THE LAST DAY TO APPEAL THIS DECISION IS THE 30th DAY OF JUNE 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.

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Louis Meuler, Interim Planning Director
Planning and Development Services

By: Ali Brast, Assistant Planner
Planning and Development