

LETTER OF APPROVAL

August 31, 2021

Spokane International Airport
C/O Lisa Corcoran
9000 W Airport Dr. Suite 204
Spokane, WA 99224

RE: "King Beverage" Preliminary Short Plat File # Z21-112PSP

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 "King Beverage" City Short Plat File # Z21-112PSP is a preliminary plat proposal of a short plat consisting of one parcel to be subdivided into two parcels, located at parcel number 25335.9056;
2. THAT the proposed preliminary "King Beverage" City 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 preliminary "King Beverage" City Short Plat complies with the Spokane Unified Development Code Chapters 17C.130, 17G.060, 17G.080, and the City's Comprehensive Plan;
4. THAT no public comments were submitted;
5. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
6. THAT the subject 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, historical, or cultural features;
7. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
8. 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 “King Beverage” City Short Plat on August 31, 2021 subject to compliance with the following conditions of approval:

1. **The name of the Final City Short Plat shall be “King Beverage” Final City Short Plat, being a portion of Section 33, Township 25 North, Range 42 East, W.M., City of Spokane, Spokane County, Washington.**
2. **Note:** A file number will be assigned at time of application.
3. The legal description of the land being platted shall appear on the face of the Final City Short Plat;
4. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
5. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
6. Final city short plat “King Beverage” shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code.
7. All easements whether existing or proposed must be shown on the face of the final plat. Easements that are blanket in nature must be referenced in a Surveyor’s Note.
8. The Spokane International Airport (SIA) owns the subject property and manages its own stormwater system and facilities. If stormwater passing through or generated from lots in this subdivision is not managed by the SIA, it must be disposed of in accordance with the Spokane Regional Stormwater Manual (SRSM) and City of Spokane standards.
9. Addresses must be shown on the face of the final plat. Address permits can be applied for by emailing addressing@spokanecity.org.
10. All easements whether existing or proposed, must be shown on the face of the final plat. If blanket in nature the easement must be listed in a Surveyor’s Note.
11. Spokane Transit serves a bus stop adjacent to this plat on Flightline at Geiger. Please ensure the ADA accessibility of this bus stop is not impacted by the proposed project. If there are any modifications to the bus stop or sidewalk please contact Tara Limon at tlimon@spokanetransit.com or (509) 343-1692. Any construction related impacts to the bus stop need to be coordinated with Kyle Trotchie at ktrotchie@spokanetransit.com or (509) 344-1871.
12. An Inadvertent Discover Plan is required prior to any construction. Please contact Randy Abrahamson, Spokane Tribal Historic Preservation Officer, at (509) 258-4222 with any questions related to this plan.

STATEMENTS TO BE INCLUDED IN THE DEDICATORY LANGUAGE

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. 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.
4. 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.
5. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
6. This property lies outside the GFC waiver Zone. Sewer and Water GFC charges must be paid at the time of utility permit issuance. Obstruction Permits and water/sewer permits can be applied for online at the link below or by calling (509) 625-6999. <https://aca.spokanepermits.org/citizenAccess/welcome.aspx>
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. 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.
12. If any artifacts or human remains are found upon excavation, the Tribal Historic Preservation office (THPO) should be immediately notified and the work in the immediate area cease.

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) signed 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 "King Beverage" 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 plat, or their agent, shall then, within thirty days of the signing of the Final Short Plat by the Planning Director, submit the following:

- a) 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.
- b) 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 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 31st day of August, 2021. **THE LAST DAY TO APPEAL THIS DECISION IS THE 14th DAY OF September 2021 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 Donna deBit (509) 625-6637 if you have further questions related to procedures or if you need further assistance.

Louis Meuler
Louis Meuler (Aug 31, 2021 11:56 PDT)

Louis Meuler, Interim Planning Director
Planning and Development

By: Donna deBit, Assistant Planner II
Planning and Development

King Beverage PSP Approval Letter

Final Audit Report

2021-08-31

Created:	2021-08-31
By:	Jackie Churchill (jchurchill@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0SS_HDXj-RcX76-XIB2LbwXCHXmXxrlW

"King Beverage PSP Approval Letter" History

-  Document created by Jackie Churchill (jchurchill@spokanecity.org)
2021-08-31 - 5:36:53 PM GMT- IP address: 73.83.158.109
-  Document emailed to Louis Meuler (lmeuler@spokanecity.org) for signature
2021-08-31 - 5:37:15 PM GMT
-  Email viewed by Louis Meuler (lmeuler@spokanecity.org)
2021-08-31 - 6:55:29 PM GMT- IP address: 174.31.116.44
-  Document e-signed by Louis Meuler (lmeuler@spokanecity.org)
Signature Date: 2021-08-31 - 6:56:10 PM GMT - Time Source: server- IP address: 174.31.116.44
-  Agreement completed.
2021-08-31 - 6:56:10 PM GMT