

LETTER OF APPROVAL

October 20, 2020

Chris Plein – PLS Spokane
3215 W. Monticello Pl.
Spokane, WA 99205

RE: Preliminary “Kleypas” City Short Plat File #Z20-106PSP

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 “Kleypas” Short Plat File #Z20-106PSP is a preliminary plat proposal of one parcel into two lots, located at parcel number 35274.1209;
2. THAT the proposed preliminary “Kleypas” 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 “Kleypas” Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City’s Comprehensive Plan;
4. THAT no written public comments were received to 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 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 “Kleypas” Short Plat on October 20, 2020 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be “Kleypas” Final City Short Plat, being a portion of

the SW ¼ of the SE ¼ of section 27, 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 Spokane Tribe of Indians Tribal Historic Preservation Officer revised comment letter date October 15, 2020.
3. There is an existing eight inch PVC sanitary sewer main in 27th Ave that can provide sewer service to proposed lot 2.
 - a. A sewer stub permit was paid for in 2007 however the stub was never inspected or the inspection notes didn't get attached to this permit record. (Permit #P0705035).

According to the Sewer Department's camera records for the sewer main in 27th, there is a stub located at approximately 195 feet west of the manhole in the intersection of Rebecca and 27th Ave. This would place the location of the stub within the frontage of proposed Lot 2.

The camera records also show moisture inside the stub at its connection to the main indicating the presence of groundwater. The stub may or may not have been property capped and the nearby trees may have roots in the stub.

Recommend camering the stub all the way to the main to verify its condition.

- b. This property lies outside of the GFC Waiver Zone. Sewer GFC charges were not paid for in 2007 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.
4. There is an existing six-inch ductile iron water main in 27th Ave that can provide water service to proposed lot 2.
 - a. A 1-inch water tap permit was paid for in 2007 and our GIS records indicate that a 1-inch copper water service line was connected to the water main in 27th and stubbed into the west side of the lot at that time. (Permit P0705033)
 - b. Recommend verifying the location and condition of this water line prior to building.
 - c. This property lies outside of the GFC Waiver Zone. Water GFC charges were not paid for in 2007 when the referenced permit was obtained and would need to be paid for when connecting to the stub. An additional water permit is required to connect to this existing stub.
5. Proposed Lot 2 has an existing approach on 27th Ave that can be used for access onto the lot. Any modifications to this approach must be approved by Engineering;
6. Addresses must be shown on the face of the final plat. Please contact our Permit Specialists in the Development Services Center at permitmanager@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. If blanket in nature they must be referenced in a Surveyor's Note.
 - a. Please show the existing Avista easement with recording #291163B on the face of the plat;
8. Accessory structures are allowed on a lot only in conjunction with a primary building, and may not exist on a lot prior to the construction of the primary structure as per SMC

- 17C.110.225 B. The existing shed on proposed lot 2 must be removed or a financial guarantee may be submitted to the City for the cost of demolition and removal of the structure prior to approval of final plat;
9. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
 10. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
 11. Final city short plat "Kleypas" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
 12. 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;
 13. The following statements must be in the final plat dedication:
 - a. 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.
 - b. 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.
 - c. 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.
 - d. 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.
 - e. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
 - f. A transportation impact fee will be collected prior to the issuance of a building permit for the affected lot.
 - g. 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.
 - h. 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.

- i. All parking areas and driveways must be hard surfaced.
- j. Garages shall be a minimum of twenty feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
- k. 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; completed general application, completed final plat application, the filing fee, one (1) PDF signed paper 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 "Kleypas" 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 plat, 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 20th day of October 2020. **THE LAST DAY TO APPEAL THIS DECISION IS THE 3RD DAY OF NOVEMBER 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

Louis Meuler (Oct 21, 2020 09:04 PDT)

Louis Meuler, Acting Planning Director
Planning and Development

By: Melissa Owen, Assistant Planner
Planning and Development

Kleypas Approval Letter

Final Audit Report

2020-10-21

Created:	2020-10-21
By:	Jackie Churchill (jchurchill@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAydSmXa3nTJI9w6jIRiwpEvXBIKTOo0Zs

"Kleypas Approval Letter" History

-  Document created by Jackie Churchill (jchurchill@spokanecity.org)
2020-10-21 - 4:02:07 PM GMT- IP address: 73.83.158.109
-  Document emailed to Louis Meuler (lmeuler@spokanecity.org) for signature
2020-10-21 - 4:02:49 PM GMT
-  Email viewed by Louis Meuler (lmeuler@spokanecity.org)
2020-10-21 - 4:04:26 PM GMT- IP address: 174.31.63.194
-  Document e-signed by Louis Meuler (lmeuler@spokanecity.org)
Signature Date: 2020-10-21 - 4:04:37 PM GMT - Time Source: server- IP address: 174.31.63.194
-  Agreement completed.
2020-10-21 - 4:04:37 PM GMT