

**STAFF REPORT ON
PRELIMINARY SHORT PLAT APPLICATION FILE NO. Z24-440PSP**

I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

DESCRIPTION OF PROPOSAL: The applicant is proposing to subdivide parcel 36331.0209 located at 6019 N Lacey St. into nine (9) lots via the Unit Lot Subdivision process for the purpose of developing both single-family attached housing and multifamily housing. Lots 1-8 are proposed to contain single family attached housing units. Lot 9 is proposed to contain three townhouse-style units on one parcel for a total of 11 dwelling units on the parent site. The proposal also includes a private driveway and a provision for onsite utilities. This application is processed as a Type II application.

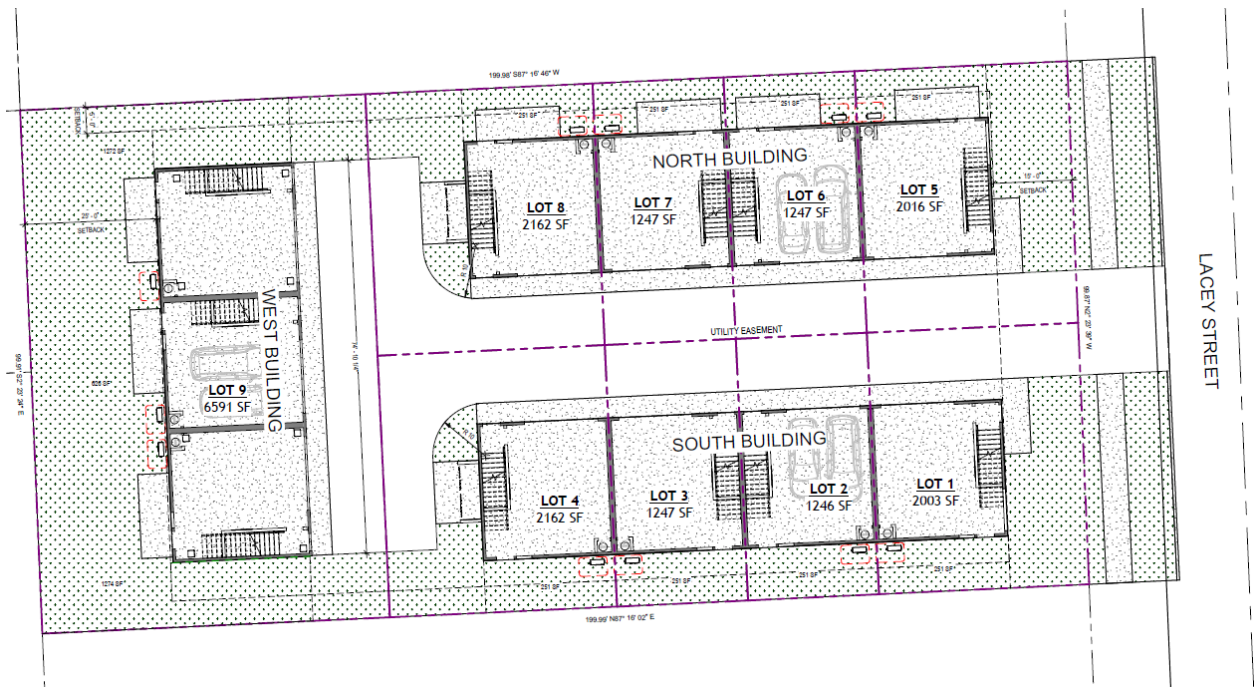
Recommendation: Staff recommends approval of this application, with conditions.

II. GENERAL INFORMATION:

- | | | |
|----|----------------------------|---|
| A. | Applicant/Agent: | Whipple Consulting Engineers, Inc.
21 Pines Rd.
Spokane Valley, WA 99206
509-893-2617 |
| B. | Property Owner: | Kevin Finnerty
8316 E Courtland Ave.
Spokane, WA. 99212 |
| C. | Agent: | Same as Applicant |
| D. | Location of Proposal: | 6019 N Lacey St., parcel 36331.0209 (NE 1/4,
Section 33, Township 26 N, Range 43 E, W.M.) |
| E. | Existing Zoning: | Residential 1 (R1) |
| F. | Land Use Plan Designation: | Residential Low |
| G. | SEPA Status: | This proposal is exempt from SEPA, per SMC
17E.050.080 |
| H. | Enabling Zoning: | 17G.080.040 Short Subdivisions; 17G.080.065 Unit
Lot Subdivisions; 17G.080.025 Decision Criteria;
17C.111 Residential Zones |
| J. | Staff Contact: | Steven Bafus, Planner, 509-625-6312
sbafus@spokane.org |

III. FINDINGS OF FACT:

- A. Whipple Consulting Engineers, Inc. applied for a Type II preliminary short plat on behalf of the owner on September 24, 2024. The proposal is to subdivide a total of 0.46 acres into nine (9) lots for the development of eight (8) attached single-family townhomes and one triplex, for a total of 11 dwelling units. Access to the units will be through a private driveway, suggested to be named E Dalke Ln. An extension of private water and sewer utilities from N. Lacey are also proposed.



Proposed Site Plan



- B. The project proposal encompasses one parcel, which is shown above located at 6019 N Lacey St. (parcel 36331.0209). The subject property is generally bound by N. Lacey St. to the east and existing residential development to the north, south, and west.
- C. The proposed short plat would divide the property into nine (9) lots for the construction of 11 new dwelling units via the Unit Lot Subdivision process under SMC 17G.080.065, which outlines the following relevant standards:
- i. A unit lot subdivision allows for the flexible creation of lots of varying sizes and types, including attached housing and similar developments with multiple dwelling units on a parent site, while applying only those site development standards applicable to the parent site as a whole, rather than to individual lots resulting from the subdivision.
 - ii. A unit lot subdivision creates a relationship between the parent site and each lot created, referred to as a “child” lot.
 - iii. Unit Lot Subdivisions are allowed for all residential development on parent sites of two acres or less.
 - iv. A unit lot subdivision may be used in any development with two or more dwelling units.
 - v. Unit lot subdivisions resulting in nine or fewer lots shall be processed as short plats.
 - vi. A unit lot subdivision shall meet development standards applicable to the parent lot’s zoning.
 - vii. All buildings shall meet all applicable provisions of the building and fire code.
 - viii. Lots created through a unit lot subdivision shall be subject to all applicable requirements of Title 17 SMC.
 - ix. The parent site and each child lot shall make adequate provisions for ingress, egress, and utility access to and from each lot created by reserving such common areas or other easements over and across the parent site as deemed necessary to comply with all other design and development standards generally applicable to the underlying site development plan.
 - x. Separation requirements for utilities must be met.
 - xi. Driveways providing vehicle access to lots shall not serve more than nine (9) units unless approved by the City Engineer.
- D. The current zoning of parcel is Residential 1 (R1). R1 is a low-intensity residential zone which allows a range of housing choices built at the general scale and height of detached houses. Examples of housing choices include both detached and attached homes and middle housing types.
- E. Per SMC 17A.020.130(J) Middle Housing is defined as, *‘A residential development that contains two or more attached, stacked, or clustered dwelling units. Middle housing is compatible in scale, form, and characteristics with individual detached single-unit houses and may include any combination (of) housing types... (A middle housing development could meet more than one building type definition – e.g., it could be both a stacked flat and a triplex.)’*. Attached housing and triplexes are examples of middle housing types per SMC 17C.020.130(J). Anticipated development requires separate permits which are reviewed for compliance with all applicable codes adopted at the time of permit.
- F. SMC 17C.111 provides land use standards for residential zones. Per SMC 17C.111.205-1, lots less than two acres do not have a maximum density standard. The number of units

allowed on a site is based on the presumption that all site development standards will be met.

- G. The current land use designation of the parcel is Residential Low. Per the Land Use chapter of the City’s Comprehensive Plan, *‘The Residential Low land use designation should focus on a range of housing choices built at the general scale and height of detached houses. This includes both detached and attached homes and housing categorized as middle housing (duplex, triplex, etc.). Combinations of these types should also be allowed, such as a duplex with an accessory dwelling unit’.*
- H. Adjacent parcels to the north, south, and west are zoned R1. Parcels to the east across Lacey Ave. are zoned Residential 2 (R2). Examples of middle housing types exist on the same block with duplex development two parcels to the south. Additional middle housing development is planned on the same block to the north, known as the *Vets on Lacey* project located at 6208 N Lacey, which proposes a 12-unit development.



- I. Applicable Plan Policies: The land use map designation is Residential Low per the current Comprehensive Plan Adopted in June 2017 (and subsequent amendment to Chapter 3, Land Use, pursuant to Ordinance C36414).
- J. Applicable zoning regulations include Spokane Municipal Code (SMC) 17G.061 – Land Use Application Procedures; 17G.080 Subdivisions; 17G.080.065 Unit Lot Subdivisions; 17C.111 Residential Zones.
- K. Procedural Requirements:
 - Application for a Type II Preliminary Short Plat was submitted on September 24, 2024;

- A Request for Comments notice was sent to Departments and Agencies on September 24, 2024;
- Applicant was notified on November 27, 2024 that the application was technically complete;
- A Notice of Application was mailed to properties within 400ft and posted on the subject property on or before December 16, 2024, which began the 15-day public comment period;
- The Public Comment Period closed on December 31, 2024.

IV. DEPARTMENT REPORTS:

Notice of this proposal was sent to City departments and outside agencies for their review and comments on September 24, 2024 as noted above. Staff received comments from City of Spokane Departments including Engineering Services, Planning, and Fire. Commenting agencies included Department of Ecology, Spokane Tribe, Spokane Regional Clean Air Agency, and Spokane Regional Emergency Communications.

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

V. PUBLIC COMMENT:

Notice of this proposal was sent to property owners, taxpayers, and tenants/occupants within 400 feet of the subject parcel. No public comments were received by closing of public comment period on December 31, 2024.

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 the subdivision of one parcel into nine (9) lots in order to build a total of 11 dwelling units located in the Residential 1 (R1) zone. The R1 zone is a low-intensity residential zone allowing for a range of housing choices built at the general scale and height of detached houses. These housing choices include both detached and attached homes and middle housing types. The proposed future development of eight (8) attached single-family housing units and a triplex meets the definition of Middle Housing per SMC 17A.020.120(J).

In the R1 zone, there is no maximum number of lots or dwelling units for parcels two acres and less per SMC 17C.111.205-1 and SMC 17C.111.210.

The R1 zone is applied to areas that are designated Residential Low 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, SMC 17G.080.065 – Unit Lot Subdivisions, and SMC 17C.111 – Residential Zones.

The proposal utilizes the Unit Lot Subdivision process, which allows for the flexible creation of lots of varying sizes and types. A Unit Lot Subdivision creates a relationship between the parent

site and created ‘child’ lots. This includes attached housing and multiple dwelling units on a parent site and applies development standards applicable to the parent site as a whole, rather than to individual lots resulting from the subdivision.

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

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 LU 5.1 Built and Natural Environment states – *Ensure that developments are sensitive to the built and natural environment by providing adequate impact mitigation to maintain and enhance quality of life.*

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 Low” which allows residential uses in the R1 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 September 24, 2024 as identified above. There were no departments or agencies that reported that concurrency could not be achieved.

Staff Discussion: The developer will be required to serve each building with its own water and sewer service from the main lines located in N Lacey St. These utilities extend via a 20’ utility easement as shown on the preliminary plat. The developer is responsible for all costs associated with design and construction of sanitary sewer, street, and water improvements, etc. necessary to serve the proposed plat.

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.

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 Fire and Police Departments were given the opportunity to review this proposal. Per 9/30/2024 email from Spokane Fire Department, the proposed plat meets fire apparatus access requirements. Compliance with the adopted fire code will be reviewed at time of building permits. No comments were received from Spokane Police.

Prior to the issuance of any building permits, the lots shall be adequately served by fire hydrants and shall have appropriate access to streets as determined by the requirements of the City Fire Department and the Development Services Center.

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 outdoor areas will be evaluated for compliance with adopted codes at time of building permits.

c. drainage ways;

A Homeowner's Association (HOA), or other similar entity, is required to be established for operation and maintenance of the shared access easements, joint use and maintenance, stormwater facilities, private water, and private sewer.

All stormwater and surface drainage generated onsite shall be disposed of onsite in accordance with SMC 17D.060 “Stormwater 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.

A stormwater drainage report and plan, prepared by an engineer licensed in the state of Washington, will be required prior to approval of the final plat.

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 being accepted by the City of Spokane.

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/PUD, have been complied with.

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 occupancy of any structures within the development.

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

The subject site fronts N Lacey Ave., which is classified as an Urban Local Access Street. North Lacey Ave. provides access to E Francis Ave., an Urban Principal Arterial, approximately 0.13 miles to the north and E Central Ave., an Urban Local Access Street approximately 0.09 mile to the south.

A City standard concrete driveway must be constructed to serve the ingress/egress access. The alley section shall be constructed in accordance with City Standard Plan No. W-103 for non-residential areas.

Per SMC 17D.050A.050(A), new roadway providing access to four or more addressable parcels shall be named. Spokane Regional Emergency Communications (SREC) has recommended “E Dalke Ln”. If a different private lane name is desired, please review SMC 17D.050A – Roadway Naming Standards and contact jeliason@spokanecity.org with alternative names for acceptance.

e. *transit stops;*

Spokane Transit Authority (STA) provides bus stops for route 35 along E Francis Ave. on the corners N Cook St. and N Regal St., both of which are approximately a quarter mile 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;*

The nearest available public water service main which could provide service to this proposed plat is a six-inch (6”) cast iron main located in Lacey Street. Existing water pressure is approximately 65 psi at the nearest hydrant.

As shown on the preliminary plat, the applicant will be extending water service from Lacey Street to service each dwelling via a 20’ utility easement.

A Homeowner's Association (HOA), or other similar entity, is required to be established for operation and maintenance of the shared access easements, joint use and maintenance, stormwater facilities, private water, and private sewer.

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 Development Services Center and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department.

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.

Future development within the proposed subdivision will be required to connect to the city's public water system. Detailed plans will be required for review/approval prior to construction. Any public and private facilities necessary to serve the development will be constructed with appropriate permits and at the developer's expense. Compliance with applicable codes is verified at time of permit.

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 occupancy of any structures within the development.

g. Sanitary wastes;

The nearest existing public sanitary sewer which could provide service to this proposed plat is a ten-inch (10") concrete main line located in Lacey Street.

As shown on the preliminary plat, the applicant will be extending sewer service from Lacey Street to service each dwelling via a 20' utility easement.

A Homeowner's Association (HOA), or other similar entity, is required to be established for operation and maintenance of the shared access easements, joint use and maintenance, stormwater facilities, private water, and private sewer.

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 Development Services Center.

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.

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 occupancy of any structures within the development.

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, Sharpley Harmon Park is one block to the east of 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. School District 81 did not provide any comments on this proposal.

- j. *Sidewalks, pathways and other features that assure safe walking conditions.*
Typical frontage improvements for N Lacey St. will require replacement of any broken, heaved, or cracked curb along the frontage of the parent parcel.

A separated sidewalk along to the subject parcel's frontage is required with a minimum of a five-foot wide sidewalk and a five-foot wide planting strip. Street trees are required in the planting strip.

At least one walking connection is required between each building and the sidewalk. 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.

Staff finds that this criterion is met.

VI. RECOMMENDATION

TO APPROVE the Preliminary Short Plat of nine (9) lots in order to construct a total of 11 dwelling units on a 0.46-acre site on parcel 36331.0209, addressed as 6019 N Lacey Street, 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 November 27, 2024:
 - a. The legal description of each lot shall identify it as part of a unit lot subdivision.
 - b. Verification of compliance with all applicable development standards will be verified at time of permit.
 - c. Plat shall be recorded with access easements, joint use and maintenance agreements, and covenants, conditions, and restrictions identifying the rights and responsibilities of property owners and/or the homeowners association for use and maintenance of common garage, parking and vehicle access areas; on-site recreation; landscaping; utilities; common open space; exterior building facades and roofs; and other similar features.
 - d. 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 structures on proposed new lots 1-9.
 - e. Final Short Plat Map Requirements are found in SMC 17G.080.040(F thru I), SMC 17G.080.050(H) and 17G.080.070.
 - f. The Final Plat shall include the signatory statements as prescribed in SMC 17G.080.040(G)(2).
3. In compliance with the Engineering Department Memo dated November 26, 2024:

- a. A Homeowner's Association (HOA), or other similar entity, is required to be established for operation and maintenance of the shared access easements, joint use and maintenance, stormwater facilities, private water, and private sewer. See 17G.080.065 for additional information.
 - i. Please include a draft of the Covenants, Conditions, and Restrictions (CCR's) with the final plat submittal for review and concurrence from the Development Services Center.
 - b. The nearest available public water service main which could provide service to this proposed plat is a six-inch cast iron main located in Lacey Street. Existing water pressure is approximately 65 psi at the nearest hydrant.
 - c. The nearest existing public sanitary sewer which could provide service to this proposed plat is a ten-inch concrete main line located in Lacey Street.
 - d. A City standard concrete driveway must be constructed to serve the ingress/egress access. The alley section shall be constructed in accordance with City Standard Plan No. W-103 for non-residential areas.
 - e. All stormwater and surface drainage generated onsite shall be disposed of onsite in accordance with SMC 17D.060 "Stormwater 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.
 - i. A stormwater drainage report and plan, prepared by an engineer licensed in the state of Washington, will be required prior to approval of the final plat.
 - f. Per SMC 17D.050A.050(A), new roadway providing access to four or more addressable parcels shall be named. Spokane Regional Emergency Communications (SREC) has recommended "E Dalke Ln". If a different private lane name is desired, please review SMC 17D.050A – Roadway Naming Standards and contact jeiason@spokanecity.org with alternative names for acceptance.
 - g. Addresses shall be shown on the face of the final plat. Addresses will be required prior to applying for any water and/or sewer tap permits.
 - h. 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 being accepted by the City of Spokane.
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. Slope easements for cut and fill, as deemed necessary by the Engineering Services Development Services Center 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.
 - b. A ten-foot easement for utilities, including cable television, is hereby granted along all street frontages 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 the same.
 - c. 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.
 - d. 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, and City Design Standards, and as per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat.
- e. 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, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision, have been complied with.
 - f. 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 Development Services Center.
 - g. 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.
 - h. 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 occupancy of any structures within the development.
 - i. 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 Development Services Center and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department.
 - j. 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 Development Services Center.
 - k. Street trees are required – compliance will be verified prior to approval of Certificate of Occupancy for each new home.
 - l. 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
 - m. Pursuant to SMC 17C.111 Residential Zones, nine (9) lots are approved for an 11-unit "middle housing" development, one residential unit per lot for lots 1-8 and a three (3) unit triplex for lot 9 as shown on the face of plat.
 - n. Approval of this subdivision was granted by the review of the site as a whole (File No. Z24-440PSP).
 - o. Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent site as a whole, and shall conform to the approved site development plan.
 - p. If a structure or portion of a structure has been damaged or destroyed, any repair, reconstruction or replacement of the structure(s) shall conform to the approved site development plan.
 - q. Additional development of the individual lots may be limited as a result of the application of development standards to the parent site.

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.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 10th DAY OF JANUARY 2025. **THE LAST DAY TO APPEAL THIS DECISION IS THE 27th DAY OF JANUARY 2025, 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 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


Z24-440 PSP Staff Report and Decision 1_9_25


Final Audit Report


2025-01-10


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