

LETTER OF APPROVAL

August 30, 2021

Whipple Consulting Engineers – Austin Fuller
21 S. Pines Rd.
Spokane Valley, WA 99206

Re: Preliminary “Lee St. Pocket Residential Development” Short Plat File # Z21-104PSP

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 “Lee St. Pocket Residential Development” Short Plat File #Z21-104PSP is a preliminary plat proposal to subdivide one lot into two lots for the purpose of retaining one existing home and then converting an existing accessory building into another single family dwelling on its own lot, located at parcel 36284.0703 addressed as 6326 N Lee St;
2. THAT the proposed preliminary “Lee St. 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 “Lee St. 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 written comments were received during the public comment period;
5. THAT one of the two comments received included concerns about the proposal including, but not limited to: existing development on the site including the number of outbuildings on the site, retaining the residential character of the area, the impact of future development, access for services including fire and EMS, etc.;
6. THAT compliance with development standards for single family zones including, but not limited to coverage limits of detached accessory structures, were verified by staff during the agency review process;
7. THAT the condition of the existing structures is not a criteria by which decisions relating to platting actions are made and that the City of Spokane responds to concerns regarding substandard buildings as a function of code enforcement;
8. THAT retaining an existing home and platting one new legally buildable lot for the purpose of converting an existing accessory structure into an additional single family residence over a parent parcel site consisting of 37, 829 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;

9. THAT the Pocket Residential Development Code includes design standards intended to protect neighborhood character and ensure high quality new residential development;
10. 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;
11. THAT the City's Fire Department will review any new proposed development associated with this platting action for compliance with adopted Fire Codes at the time of permit for a new home and that EMS services are notified of platting actions and address changes;
12. THAT there are no Local Improvement Districts associated with the parcels included in this platting action;
13. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
14. 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;
15. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
16. 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 "Lee St. Pocket Residential Development" Short Plat on August 30, 2021 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be "Lee St. Pocket Residential Development" Final City Short Plat, being a portion of the Southeast Quarter Section 28, Township 26 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 conversion of an existing structure to a stand along single family home on proposed lot No. 1;
3. Street trees are required – Compliance with street tree requirements will be verified at time of certificate of occupancy for the converted structure into a new single family home on proposed lot 1;
4. Adherence to Development Services Memorandum dated July 2, 2021;

General Comments.

- a. There is a six-inch cast iron water main located in Lee Street available for connection to the lots in this plat.

- i. There is an existing water tap of unknown diameter and material type located approximately 142 feet north of the north line of Francis Avenue. This tap may be reused for this plat if approved by the Water and Hydroelectric Services Department.
 - ii. The developer is responsible for all costs associated with design and construction of water improvements necessary to serve the proposed plat.
 - iii. The water system shall be designed and constructed in accordance with City of Spokane standards. A pressure of 45 psi minimum at the property lines 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 pressure reducing valves be installed at developer expense. The estimated static pressure at the nearest fire hydrant is 62 psi.
- b. There is an existing twelve-inch concrete sanitary sewer main located in Lee Street available for connection to the lots in this plat.
 - i. Per our records there is an existing six-inch side sewer from the sanitary main to the property line placed in 1950. Our records also indicate the addresses of 6318 and 6326 N Lee St share the side sewer on-site, constructed of "Orangeburg" and tile materials. We recommend separate side sewers for each lot. There is an existing "wye" available to provide a separate service to Lot 2.
- c. 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. Pre-development 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.
 - i. The developer will be responsible for all costs associated with constructing storm water improvements necessary to serve the proposed plat.
- d. Garages shall be a minimum of twenty feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.

Comments to be addressed at final plat.

- a. A sidewalk is required along Lee Street for the length of the plat. The sidewalk shall match the existing sidewalk to the north.
 - i. All sidewalks shall be designed and constructed in accordance with the City of Spokane's design standards, standard plans and specifications.
- b. Addresses must be shown on the final plat. Address permits can be applied for at the City of Spokane permit center, or by emailing a request to addressing@spokanecity.org, or by calling (509) 625-6999.
- c. Please provide bearings for the interior lot lines.
- d. Each lot is required to have its own water service tap and meter. A new water service tap is required for proposed Lot 2. The existing water service tap may be reused for proposed Lot 1 if approved by the Water and Hydroelectric Services Department.

- e. If it is desired for the existing shared side sewer service to be retained, additional language must be added to the dedicatory language notifying the property owners of the shared sewer situation and detailing a maintenance and access agreement for said side sewer.
 - f. If the existing houses are to remain and located on separate lots, water service taps and meters shall be installed to each house prior to the City Engineer signing the final plat.
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. Adherence to email from Avista on June 24th regarding necessary electric right of way easement from proposed parcel 1 to proposed parcel 2 prior to final plat;
 7. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
 8. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
 9. Final city short plat "Lee St. Pocket Residential Development" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
 10. 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;
 11. The following statements must be in the final plat dedication:
 - a. 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.
 - b. Ten foot utility easements as shown here on 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/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. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system and connected to a public or private water system, complying with the requirements of the Development Services and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.
 - e. All parking areas and driveways shall be hard surfaced. All new or modified driveway locations will need to be reviewed and approved prior to construction.
 - f. Garages shall be a minimum of twenty feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
 - g. All Stormwater and surface drainage generated on-site must be disposed of on-site in accordance with chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional

Stormwater Manual, and City Design Standards. 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 on said lot.

- h. 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.
- i. 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.
- j. 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, have been complied with.
- k. Slope easements for cut and fill, as deemed necessary by Planning & Development in accordance with City Design Standards, are granted along all public right of ways.
- l. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.
- m. General Facilities Charges for new and/or upsized water and sewer services will apply to the Lots within this plat.
 - a. 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 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 "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 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. 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 30 DAY OF AUGUST, 2021. **THE LAST DAY TO APPEAL THIS DECISION IS THE 13 DAY OF SEPTEMBER 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 (Aug 30, 2021 17:07 PDT)

Louis Meuler, Acting Planning Director
Planning and Development

By: Melissa Owen, Assistant Planner
Planning and Development

Lee Pocket Residential Devp PSP Approval Letter_updated

Final Audit Report

2021-08-31

Created:	2021-08-30
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