

**STAFF REPORT ON
PRELIMINARY CITY SHORT PLAT FILE NO. Z24-463PSP
“LOCARNO PRELIMINARY CITY SHORT PLAT”**

I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

DESCRIPTION OF PROPOSAL: The applicant is proposing to subdivide parcel 35214.2912 (approximately .23 acres) located at 1203 S Crestline St. into two (2) lots. The existing duplex on lot 1 will remain. Lot 2 is proposed to be vacant for purpose of sale. This application is processed as a Type II application.

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

II. GENERAL INFORMATION:

- A. Applicant/Agent: Locarno Property Management, LLC
C/O Mary Stanton
PO Box 1111
Spokane Valley, WA 99037
- B. Property Owner: Fortress Anfield, LLC
C/O Mary Stanton
15202 E Sprague Ave. #1111
Veradale, WA 99037
- D. Location of Proposal: 1203 S Crestline St.; Parcel no. 35214.2912
- E. Existing Zoning: Residential 1 (R1)
- F. Land Use Plan Designation: Residential Low
- G. SEPA Status: Exempt
- H. Enabling Zoning: 17G.080.025 Decision Criteria
17G.080.040 Short Subdivisions;
- J. Staff Contact: Steven Bafus, Planner – 509-625-6312
sbafus@spokane-city.org

III. FINDINGS OF FACT:

A. Locarno Property Management, LLC applied for a Type II preliminary short plat on October 2, 2024. The proposal is to subdivide one parcel into two parcels. The existing duplex on lot 1 will remain and lot 2 is proposed to be vacant for purpose of sale. This plat qualifies for Minor Engineering Review and does not require a public comment period.



2024 Aerial

- B. The project proposal encompasses one parcel shown above located at 1203 S Crestline St. (parcel 35214.2912). The subject property is located east of S Crestline St. between 12th Ave and 13th Ave. The property owner does not own any adjacent parcels.
- C. The current zoning of the parcel is Residential 1 (R1). The proposed short plat would create one additional lot. The applicant intends to retain the existing duplex and the created vacant lot is proposed to be sold for future development. Any proposed structure(s), regardless of the number of units, will be subject to regulations of SMC 17C.111.
- D. All adjacent zoning is also Residential 1 (R1).
- E. All adjacent land use designations are also Residential Low.
- F. Applicable zoning Regulations include 17G.080.025 Decision Criteria and SMC 17G.080.040 Short Subdivisions.
- G. Procedural Requirements:
 - Application for a Type II Preliminary Short Plat was submitted on October 2, 2024;

- A Request for Comments notice was sent to Departments and Agencies on October 2, 2024;
- Applicant was notified on October 28, 2024 that the application was technically complete;
- Pursuant to 17G.080.040, this project qualified for Minor Engineering Review, making it exempt from Notice of Application.

IV. DEPARTMENT REPORTS:

Notice of this proposal was sent to City departments and outside agencies for their review and comments on October 2, 2024, as noted above. Staff received comments from a handful of Departments and Agencies including City of Spokane Engineering Department, City of Spokane Planning Department, and the Spokane Tribe of Indians.

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

V. PUBLIC COMMENT:

None. As previously noted, this application is exempt from public notice requirements.

VI. CONCLUSIONS:

The Spokane Municipal Code has established decision criteria for these proposals – decision criteria for preliminary short plats are found in 17G.080.025. The following is staff's independent analysis of the proposed preliminary short plat in light of these decision criteria.

Plat, Short Plat and Binding Site Plan (17G.080.025):

The proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

a. public health, safety and welfare;

No department or agency comments were received with specific concerns regarding public health and safety.

b. open spaces;

Short plats are not required to provide open space and no open space is proposed as part of this land use application. Individual required open space/yards will be evaluated for compliance with adopted codes at time of building permit application.

c. drainage ways;

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.

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.

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

Per the City of Spokane Engineering Memo dated October 17, 2024, frontage improvements including curbs and sidewalks are typically required for a short plat. Due to topographical restraints and existing rock outcrops along the east side of Crestline Street, the City would entertain a design variance to waive construction of new sidewalk. The applicant has been provided a copy of the Engineering Design Variance Request Form and advised to submit prior to, or in conjunction with final plat application

e. *transit stops;*

There are no adjacent transit lines to the proposed plat. Spokane Transit Authority (STA) operates route 45 with the nearest stop at the corner of 12th Ave and S Perry St., approximately a half-mile west of 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. It is not anticipated that any improvements adjacent to this site for STA facilities will be necessary, due to its distance from existing bus routes.

f. *Potable water supplies;*

Future development within the proposed subdivision will be required to connect to the City’s public water system. There is an eight-inch cast iron water main in S Crestline St. available for connection.

Only the City water system shall serve the plat; the use of individual on-site private wells is prohibited.

g. *Sanitary wastes;*

Future development within the proposed subdivision will be required to connect to the City’s sanitary sewer system. There is a 12” concrete sanitary sewer in S. Crestline St. available for connection.

Only the City sanitary sewer system shall serve the plat; the use of individual on-site sanitary waste disposal systems is prohibited.

h. *Parks, recreation, and playgrounds;*

Short Plats are not required to provide new parks. Grant, Underhill, and Lincoln parks are located approximately one mile away from the project site that the residents would have access to, although Franklin Elementary School and play area is closer to the site (approximately .6 mile) and potentially more accessible to residents on this site. The Parks Department did not offer any comments on this proposal.

i. *Schools and school grounds;*

The site is located within the Spokane School 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.*

Per the City of Spokane Engineering Memo dated October 17, 2024, frontage improvements including curbs and sidewalks are typically required for a short plat. Due to topographical restraints and existing rock outcrops along the east side of Crestline Street, the City would entertain a design variance to waive construction of new sidewalk. The applicant has been provided a copy of the Engineering Design Variance Request Form and advised to submit prior to, or in conjunction with final plat application

The subject parcel is just east of intersection of S Crestline St. and E 12th Ave. East 12th Avenue is improved with sidewalks on both sides which provides a continuous pedestrian connection to a STA bus stop at the corner E 12th Ave. and S Perry St. in the Perry District.

Staff finds that this criterion is met.

VI. DECISION

TO APPROVE the Preliminary Short Plat of two (2) lots at a 0.23-acre site addressed as 1203 S Crestline St, parcel 35214.2912 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 comments or required by City of Spokane, Spokane County, Washington State, or any Federal agency.
2. In compliance with Spokane Tribe of Indians letter dated October 2, 2024, completion of an Inadvertent Discovery Plan (IDP) will be required prior to any ground disturbing activities. If any artifacts or human remains are found upon excavation, this office should be immediately notified and the work in the immediate area cease.
3. In compliance with Planning Department comments found in the letter dated October 28th, 2024:
 - a. Verification of compliance with all applicable development standards will be verified at time of permit.
 - b. 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 home(s) on proposed new lot 2.
 - c. Final Short Plat Map Requirements are found in SMC 17G.080.040 F thru I, 17G.080.050 H, and 17G.080.070 B through F.
 - d. The Final Plat shall include the signatory statements as prescribed in SMC 17G.080.040(G)(2)
4. In compliance with the Engineering Department Memo dated October 17, 2024.
 - a. 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, including the most recent proposed plat, to addressing@spokanecity.org.
 - b. Frontage improvements, including curb and sidewalk, are typically required for a short plat. Due to topographical restraints and existing rock outcrops along the east side of Crestline Street, the City would entertain a design variance to waive construction of new sidewalk.

Statements to be added to the dedicatory on the final plat

1. 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.
2. Development of the subject property, including grading and filling, is 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.
3. 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 Development Services and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.
4. All parking areas shall be hard surfaced.
5. 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.
6. 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.
7. Slope easements for cut and fill, as deemed necessary by Development Services in accordance with City Design Standards, are granted along all public right of ways.
 8. Street trees are required – compliance will be verified prior to approval of Certificate of Occupancy for each new home.
 9. 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.
 10. Signature of every owner certifying that:
 - a. the plat is made with the free consent and in accordance with the desires of the owners of the land;
 - b. the owners are the owners of the property and the only parties having interest in the land and is not encumbered by any delinquent taxes or assessments;
 - c. the owners adopt the plan of lots, blocks, and streets shown;
 - d. owner dedicates to the City and the City's permittees the easements shown for utilities and cable television purposes.

Time Limitations.

The Type II Preliminary Short Plat application 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.061.340 - 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 29TH Day OF OCTOBER 2024. THE LAST DAY TO APPEAL THIS DECISION IS THE 12TH DAY OF NOVEMBER 2024, 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






Z24-440PSP Locarno PSP Staff Report_Decision_10_29_24

Final Audit Report

2024-10-28

Created:	2024-10-28
By:	Angela McCall (amccall@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzK7kyVhw3Ny725CXTDWOt2mUxBJH0j7u

"Z24-440PSP Locarno PSP Staff Report_Decision_10_29_24" History

-  Document created by Angela McCall (amccall@spokanecity.org)
2024-10-28 - 11:00:34 PM GMT
-  Document emailed to Spencer Gardner (sgardner@spokanecity.org) for signature
2024-10-28 - 11:01:31 PM GMT
-  Email viewed by Spencer Gardner (sgardner@spokanecity.org)
2024-10-28 - 11:45:15 PM GMT
-  Document e-signed by Spencer Gardner (sgardner@spokanecity.org)
Signature Date: 2024-10-28 - 11:45:21 PM GMT - Time Source: server
-  Agreement completed.
2024-10-28 - 11:45:21 PM GMT