

LETTER OF APPROVAL

December 22, 2021

Whipple Consulting Engineers, Inc
21 S Pines Rd.
Spokane Valley, WA 99206

RE: Preliminary “McCarroll’s East 6th, 1st Addition” City Short Plat File #Z21-251PSP

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 “McCarroll’s East 6th, 1st Addition” Preliminary Short Plat File #Z21-251PSP is a preliminary plat proposal of one parcel into seven lots, located at 4671 W Lex Ave, parcel number 26221.3302;
2. THAT the proposed “McCarroll’s East 6th, 1st Addition” Preliminary 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 “McCarroll’s East 6th, 1st Addition” Preliminary Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17C.110.360, 17G.060, 17G.080, and the City’s Comprehensive Plan;
4. THAT during the Agency Review period, comments were received from members of the Neighborhood Council with concerns about the slope of the site and grade challenges. A member of the neighborhood also submitted comments with concerns about increased traffic.
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 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 “McCarroll’s East 6th, 1st Addition” Short Plat on December 22, 2021 subject to compliance with the following conditions of approval:

The name of the Final City Short Plat shall be “McCarroll’s East 6th, 1st Addition” Final City Short Plat, being a portion of the Northeast Quarter Section 22, Township 26 North, Range 42 East, W.M., City of Spokane, Spokane County, Washington. A file number will be assigned at the time of final application submittal.

1. These seven lots are required to adhere to the previously agreed-to Street Tree Planting Plan shown on sheet L1.0 of the McCarroll's East Addition 2nd Street Tree Plan.
2. Per comments from Avista, the 10' utility easement shown should be dedicated for "dry" utilities only. Avista will request and require certain dedication language to be included in this short plat. Dedication was not provided for this preliminary review. Final short plat subject to review and approval of plat dedication language and provisions.
3. Per comments from Spokane Tribe, an Inadvertent Discovery Plan will be required.
4. Per comments from Engineering, all easements, 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.
5. Lot plans, following the criteria outlined in the Spokane Regional Stormwater Manual Appendix 3C, must be submitted for review.
6. The City will allow the asphalt to be cut in order to add utility connections for the plat. The streets shall be cut and replaced to full width for the affected lots, with grind and overlays at the seams.
7. All water and sewer service connections must front the lot they are to serve. Offset connections will not be allowed. Any unused water service connections shall be killed and capped at the main. All punch list, utility installations, and pavement removal and replacement shall be complete and approved by the City before any bonds are released.

STATEMENTS TO BE INCLUDED IN THE FINAL PLAT DEDICATION

1. All parking areas and driveways shall be hard surfaced.
2. The development of any structures in this plat is subject to review of a geotechnical evaluation for foundation design and to determine suitability and affects from stormwater and/or subsurface runoff and for slope stability. The geotechnical evaluation is required to be performed for each lot with structures and submitted for review and concurrence to the City of Spokane Building Department and Developer Services prior to issuance of a building permit.
3. Slope easements for cut and fill, as deemed necessary by Developer Services in accordance with City Design Standards, are granted along all public right of ways.
4. GFC charges and Transportation Impact Fees will be collected prior to the issuance of a building permit for the affected lot.
5. Utility easements, including cable television, shown on the herein described plat are hereby granted to the City of Spokane, its permittees and the serving utility companies for the construction, reconstruction, maintenance, protection, inspection, and operation of their respective facilities, together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities and the right to trim and/or remove trees, bushes, landscaping and to prohibit structures that may interfere with the construction., reconstruction, reliability, maintenance, and safe operation of same. Serving utility companies are granted the right to install utilities across sidewalk and drainage easement as needed to access utility easements from the road right-of-way.
6. This plat will be served by the City of Spokane sanitary sewer and water systems only. Individual on-site sewage systems and private water wells are prohibited.
7. The lots to be sold shall be connected to a functioning public water system complying with the requirements of the Engineering Department and having adequate pressure for domestic and fire uses as determined by the Water/hydro Services Department.
8. The lots to be sold shall be connected to a functioning public sanitary sewer system complying with the requirements of the Engineering Department.
9. The lots to be sold shall be served by a fire hydrant and appropriate access to streets as determined by the requirements of the City of Spokane Fire Department and City Transportation Department.
10. All stormwater and surface drainage generated on-site shall be disposed of on-site in

accordance with SMC 17D.060 "Storm water 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 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 shall be provided.

11. 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 the Development Services Center prior to the issuance of any building and/or grading permits.
12. The City of Spokane does not accept responsibility to inspect, and/or maintain the private drainage easements, nor does the City of Spokane accept any liability for and failure by the lot owner(s) to properly maintain such areas. The City of Spokane is responsible for maintaining storm water facilities located within the public right-of-way as shown in the final plat documents. Maintenance shall include cleaning the structures and pipes.

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, 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 "McCarroll's East 6th, 1st Addition" 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 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. Five (5) 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 22nd day of December 2021. **THE LAST DAY TO APPEAL THIS DECISION IS THE 7th DAY OF JANUARY 2022 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 Ali Brast (509) 625-6638 if you have further questions related to procedures or if you need further assistance.

Jami Palmquist

Tami Palmquist for Louis Meuler, Interim Planning Director
Planning and Development Services

By: Ali Brast, Assistant Planner
Planning and Development