

**LETTER OF APPROVAL**

September 7, 2021

Spokane International Airport  
C/O Lisa Corcoran  
9000 W Airport Dr. Suite 204  
Spokane, WA 99224

RE: “McFarlane” Preliminary Short Plat File # Z21-079PSP

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 “McFarlane” City Short Plat File # Z21-079PSP is a preliminary plat proposal of a short plat consisting of one parcel to be subdivided into three parcels, located at parcel number 15365.9025;
2. THAT the proposed preliminary “McFarlane” City 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 “McFarlane” City Short Plat complies with the Spokane Unified Development Code Chapters 17C.130, 17G.060, 17G.080, and the City’s Comprehensive Plan;
4. THAT no public comments were submitted;
5. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
6. THAT the subject 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, 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 “McFarlane” City Short Plat on September 7, 2021 subject to compliance with the following conditions of approval:

1. **The name of the Final City Short Plat shall be “McFarlane” Final City Short Plat, being a portion of Section 36, Township 25 North, Range 41 East, W.M., City of Spokane, Spokane County, Washington.**
2. **Note:** A file number will be assigned at time of application.
3. The legal description of the land being platted shall appear on the face of the Final City Short Plat;
4. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
5. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
6. Final city short plat “McFarlane” shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code.
7. All easements whether existing or proposed must be shown on the face of the final plat. Easements that are blanket in nature must be referenced in a Surveyor’s Note.
8. The Spokane International Airport (SIA) owns the subject property and manages its own stormwater system and facilities. If stormwater passing through or generated from lots in this subdivision is not managed by the SIA, it must be disposed of in accordance with the Spokane Regional Stormwater Manual (SRSM) and City of Spokane standards.
9. Addresses must be shown on the face of the final plat.
10. All easements whether existing or proposed, must be shown on the face of the final plat. If blanket in nature the easement must be listed in a Surveyor’s Note.
11. To facilitate transit access on Hayford, Airway Heights requests the applicant be required to provide an LID (Local Improvement District) waiver to agree to construct future sidewalk improvements yet to be defined.”
12. An Inadvertent Discover Plan is required prior to any construction. Please contact Randy Abrahamson, Spokane Tribal Historic Preservation Officer, at (509) 258-4222 with any questions related to this plan.

**STATEMENTS TO BE INCLUDED IN THE DEDICATORY LANGUAGE**

1. Drainage plans shall be prepared and submitted for review and acceptance for all land disturbing activities prior to the issuance of any permits for site disturbance, including but not limited to grading permits and building permits.
2. 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.

3. Each property owner, on its own behalf and the behalf of its successors in interest, acknowledges and accepts full responsibility to maintain drainage facilities within all drainage easements, and to maintain and protect any on-site stormwater control facilities. Under no circumstances does the City of Spokane, its officers or agents, accept any responsibility to maintain on-site stormwater control facilities, drainage courses or drainage pipes on private lots within this development or otherwise within drainage easements or flood plain areas.
4. The City of Spokane is not a guarantor of public improvements with respect to protection of property from flooding or damage from stormwater, excessive groundwater levels, soil erosion, movement, or related risks. Property owners, acting on their own behalf and the behalf of their successors in interest and assigns, forever waive any claim for loss, liability, or damage to people or property because of stormwater or drainage problems and related risks against any governmental entity arising from platting or permit approvals, or the construction and maintenance of public facilities and public property within the plat or subdivision. This waiver is intended to include application to the City of Spokane, its officers and agents, and includes any claims for loss or for damage to lands or property adjacent to or otherwise affected by any street or public way or easement by the established construction, design and maintenance of said streets or public ways or easements, including the construction, drainage and maintenance of said streets, not by way of limitation. Property owners, on their own behalf and the behalf of their successors and assigns, further stipulate and agree that this waiver decreases property value in an amount at least equal to one dollar or more and intend and agree that it run with the land.
5. Only City of Spokane water and sanitary sewer systems shall serve the plat; the used of individual on-site sanitary waste disposal systems and private wells is prohibited.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

- 11. Prior to construction, a grading and drainage plan shall be submitted to Development Services Center for review and acceptance.
- 12. 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.
- 13. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.
- 13. If any artifacts or human remains are found upon excavation, the Tribal Historic Preservation office (THPO) should be immediately notified and the work in the immediate area cease.

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) signed electronic copy of the proposed Final City Short Plat, and one (1) plat certificate (Title Report) less than thirty days old.

The plattor is authorized for a period of five years from the Date of Approval of this Preliminary Short Plat to prepare and submit the Final "King Beverage" 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 plattor, or their agent, shall then, within thirty days of the signing of the Final Short Plat by the Planning Director, submit the following:

- a) 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.
- b) Eight (8) 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 7th day of September, 2021. **THE LAST DAY TO APPEAL THIS DECISION IS THE 21st DAY OF September 2021 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 Tami Palmquist (509) 625-6157 if you have further questions related to procedures or if you need further assistance.

*Louis Meuler*  
Louis Meuler (Sep 7, 2021 15:29 PDT)

Louis Meuler, Interim Planning Director  
Planning and Development

By: Tami Palmquist, Principal Planner  
Planning and Development






# McFarlane PSP Approval Letter

Final Audit Report

2021-09-07

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