

LETTER OF APPROVAL

June 1, 2017

Jerry McNairy
2408 S. Morrill Court
Spokane, WA 99223

RE: Preliminary "McNairy" City Short Plat File #Z17-249PSP

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 "McNairy" Short Plat File #Z17-249PSP is a preliminary plat proposal of one parcel into two lots, located at parcel number 35341.0606;
2. THAT the proposed preliminary "McNairy" 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 "McNairy" Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City's Comprehensive Plan;
4. THAT no written public comments were received supporting or opposing the proposal;
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 "McNairy" Short Plat on June 1, 2017 subject to compliance with the following conditions of approval:

1. The name of the Final City Short Plat shall be "McNairy" Final City Short Plat, being a portion of the North East Quarter Section 34, Township 25 North, Range 43 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 "McNairy" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
7. Sewer is available in 30th and 31st adjacent to both lots and both are 8" mains. At the time of building permit, the applicant is required to obtain the necessary permits and install a service connection.
8. Water is also available 30th and 31st Ave. and both are 6" mains. At the time of building permit, the applicant is required to obtain the necessary permits and install a service connection.
9. GFC Connection charges must be paid at the time of water and sewer permits.
10. An LID paving waiver will be required to be signed and notarized in lieu of frontage improvements.
11. A new address for lot B will need to be applied for prior to water or sewer placement.
12. Each lot must include addresses on the face of the plat.
13. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 170.060.
14. Garages shall be a minimum of 20 feet from the property line.
15. Avista serves the parent parcel and neighboring parcels from a pole located in the middle and along the eastern property boundary. The creation of the proposed short plat may create a utility trespass across one of the newly created lots.

STATEMENTS TO BE INCLUDED IN THE DEDICATORY LANGUAGE

1. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 170.060 "Storm water Facilities."
2. No building permit shall be issued for any lot in this plat until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC 17.060 "Stormwater Facilities", the Regional Stormwater Manual, Special Drainage Districts, and City Design Standards have been complied with.
3. A surface drainage plan shall be prepared for each lot and shall be submitted to the City of Spokane Planning and Development Department for review and acceptance prior to issuance of a building permit, on said lot.

4. No garages shall be permitted within 20-feet from the front property line.
5. All parking areas and driveways shall be hard surfaced.
6. Only City of Spokane Water shall serve the plat; the use of individual on-site wells is prohibited.
7. Only City of Spokane Sewer shall serve the plat; the use of individual on-site sanitary disposal systems is prohibited.
8. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.
9. Avista requests that a 10' utility easement be added along the southern property boundary of proposed Lot A and along the northern property boundary of proposed Lot B to cover the overhead distribution line that runs east-west to serve the neighboring parcels.

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, two (2) signed paper copies of the proposed Final City Plat, and three (3) plat certificates (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 "McNairy" 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. Nine (9) 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 1st day of June 2017. **THE LAST DAY TO APPEAL THIS DECISION IS THE 15th DAY OF JUNE 2017 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 Dave Compton (509) 625-6089 if you have further questions related to procedures or if you need further assistance.



Lisa Key, Planning Director
Planning and Development

By: Dave Compton, Assistant Planner *JRC*
Planning and Development