



**PLANNING SERVICES**  
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## LETTER OF APPROVAL

June 3, 2019

Jon Hester – Adams & Clark Inc.  
1720 W 4<sup>th</sup> Avenue  
Spokane, WA 99201

RE: Preliminary “Melton” City Short Plat File #Z19-184PSP

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 “Melton” Short Plat File #Z19-184PSP is a preliminary plat proposal to divide one residential two-family zoned lot into two residential two-family zoned lots for the purpose of building a new duplex under the City's Pocket Residential Development Code, located at parcel number 35182.2213;
2. THAT the proposed preliminary “Melton” 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 “Melton” Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City's Comprehensive Plan;
4. THAT two written comments from the public were received mentioning concerns over the aggregate potential for household pets, parking, density permitted in the two family zone, historic character and retention of street trees;
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 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;

9. THAT pursuant to Section 17C.110.220 Setbacks (subsection D Exceptions to Required Setbacks), a 5' setback from the edge of the alley tract to living space is granted based on the historic development pattern of Bingamans Additional Block 6 and the surrounding area which include multiple corner lot subdivisions where residential units are built within 5' of the alley tract.
10. THAT pursuant to Section 17C.110.220 Setbacks (subsection D Exceptions to Required Setbacks), the required setback for attached garages fronting onto Jefferson Street may be reduced to a minimum of 12' from the property line along Jefferson Street and will ensure that garage faces are constructed a minimum of 20' from the back of the sidewalk and retain the general setback and alignment of existing development along Jefferson street.

Therefore, the Planning and Development Director APPROVES the Preliminary "Melton" Short Plat on June 3, 2019 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be "Melton" Final City Short Plat, being a portion of the Northwest Quarter Section 18, Township 25 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 Avista's comment letter and exhibit, dated May 7, 2019,
3. Adherence to the Department of Ecology's comment letter, dated May 3, 2019, to Melissa Owen is required for all construction activity;
4. Addresses must be shown on the face of the Final City Short Plat. There is a \$10.00 fee per lot for new addresses. Address permits can be applied for at the City of Spokane permit center or by calling (509) 625-6300.
5. The existing sewer line serving the house on Lot 2 will need to be protected by an easement and the easement must be shown on the face of the final plat.
6. Please show 10' wide utility easements along both Sinto Ave and Jefferson Street.
7. In order for Lot 1 to be served water, the following will need to take place when Lot 1 is built on.
  - a. A water service line connecting to the water main in Sinto is to be ran north until it reaches the extension of the north Sinto RW line where the water meter is to be located. From here the service line is to be ran north, behind the west sidewalk on Jefferson until it is adjacent to Lot 1.
  - b. Maintenance of this water line, between the new house and the water main in Sinto is the responsibility of the property owner of Lot 1.
  - c. At the time of building permit the property owner of Lot 1 will be required to sign a license and permit to allow this long service line to be installed within the right-of-way.
8. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
9. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
10. Final city short plat "Melton" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;

11. 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;

12. The following statements must be in the final plat dedication:

- a. As per Avista's letter dated May 7, 2019 (and depending on whether lines are re-routed or not), choose a 5 or 10 foot dry utility easement, then add the following dedication language to the face of the Short Plat:

(Choose 5 or 10) foot "Dry" utility easements shown on the herein described short plat are hereby dedicated for the use of 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 over installed underground facilities, the right to trim and/or remove trees, bushes, landscaping with no compensation and the right prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same.

- b. 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.
- c. 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.
- d. 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 Developer Services prior to the issuance of any building and/or grading permits.
- e. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private water system complying with the requirements of the Developer Services and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department.
- f. 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.
- g. All Stormwater and surface drainage generated on-site must be disposed of on-site in accordance with chapter 17D.060 SCM, 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. 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.
- i. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.

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, seven (7) signed paper copies 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 "Melton" 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 plattor, 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. 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 3rd day of June, 2019. **THE LAST DAY TO APPEAL THIS DECISION IS THE 16th DAY OF JUNE 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.



Heather Trautman, Acting Planning Director  
Planning and Development

By: Melissa Owen, Assistant Planner  
Planning and Development