

LETTER OF APPROVAL

November 4, 2015

Pat Moore & Associates, Inc.
7224 W. Johannsen Ave.
Nine Mile Falls, WA 99020

RE: Preliminary "Miller" City Short Plat File #Z1500069PSP.

The Interim Planning and Development Director, after reviewing the proposed Preliminary City Short Plat and comments from interested departments, agencies, and individuals, makes the following findings pursuant to State Platting Laws:

1. THAT the proposed preliminary "Miller" City Short Plat File # Z1500069PSP is a preliminary plat of one parcel into two parcels from 10,800 square feet of land, located at 1728 W. Buckeye Avenue, parcel number 25121.0016.
2. THAT the proposed preliminary "Miller" City Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the city's Comprehensive Plan.
3. THAT the proposed preliminary "Miller" City Short Plat is located in the "Aquifer Sensitive Area" designated in the Spokane Aquifer Water Quality Management Plan.
4. THAT appropriate provisions (when all of the conditions of approval of the Preliminary City 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 Interim Planning and Development Director APPROVES the Preliminary "Miller" City Short Plat on November 4, 2015, subject to FULL compliance with the following conditions of approval:

- a. The name of the Final City Short Plat shall be "Miller" Final City Short Plat, Being a portion of the NW¼ of the NE ¼ Section 12, Township 25N, Range 42E, W.M., City of Spokane, Spokane County, Washington.
Note: A file number will be assigned at time of application.
- b. The legal description of the land being platted shall appear on the face of the Final City Short Plat.
- c. Final short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru H and SMC 17G.080.050H.
- d. Final City Short Plat shall include all standard dedicatory language in addition to that listed below for a final short plat in accordance with the Spokane Municipal Code and the specific

language from the City of Spokane Engineering Department and Planning and Development:

- e. All storm water and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 170.060 "Storm water Facilities." Pre-development flow of off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to the development of the plat, based on a 50-year design storm.
- f. 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 SMC17.060 "Stormwater Facilities", the Regional Stormwater Manual, Special Drainage Districts, and City Design Standards have been complied with.
- g. 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.
- h. No garages shall be permitted within 20-feet from the front property line.
- i. All parking areas and driveways shall be constructed of an approved all-weather surface. Access to Buckeye Avenue must be permitted through a City of Spokane Approach Permit and any work in the public right-of-way will require an Obstruction Permit.
- j. Only City of Spokane water shall serve the plat; the use of individual on-site wells is prohibited.
- k. 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 and the right to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same.

5. Plat Comments:

- a. Lot 2 currently is being accessed by an existing approach that is west of lot 2. No evidence of an approach permit can be found in the City permit system. Per City of Spokane Municipal Code 17H.010.220 and 17C.230.145, all driveways must provide access to a legal parking space and must be constructed of an all-weather surface. No parking is allowed in the first 20 feet beginning at the front property line. Lot 1 must either install an approved driveway that leads to legal parking or the approach must be removed prior to the acceptance of the Final Short Plat.

It appears that Lot 1 is accessing Buckeye Ave. from the approach that is on 1722 W. Buckeye Ave. An access agreement must be in place between property owners and a copy of the signed agreement must be sent to the City of Spokane prior to approval of the Final Plat.

- b. Both 1728 and 1730 W. Buckeye Ave. must be disconnected from the existing shared waterline and connected to the public water main in Buckeye Ave. by separate water service lines.
- c. When 1728 and 1730 W. Buckeye Ave. are connected to the water main in Buckeye Ave, coordination with the property owner at 1802 W. Buckeye Ave. is recommended which will also eliminate the need for an easement across Lot 2.
- d. It appears that the existing house on lot 2 is currently connected to a septic tank. Prior to approval of the Final Short Plat, both houses must be connected to the public sewer main in Buckeye Ave. via their own separate service lines.
- e. Avista will need the existing overhead electrical service and gas service lines that cross 1730 W. Buckeye Ave. to serve 1728 W. Buckeye Ave., covered by easements on the Short Plat. 1730 W. Buckeye Ave. will require two separate 10 foot easements; one for the electric overhead line and one for the underground gas line. Easements should center on lines as built. These two easements shall be identified on the Short Plat along with placement of the easement language noted in k. of the conditions of approval above.
- f. Adhere to any additional performance and development standards documented in comment or required by City of Spokane, Spokane County Washington State, and any Federal agency.
- g. Addresses for each new lot shall be shown on the face of the Final City Short Plat.
- h. A Final City Short Plat shall be prepared by a registered Land Surveyor licensed by the State of Washington

The plat is authorized for a period of five years from the Date of Approval of this Preliminary City Short Plat to prepare and submit the "Miller" Final City Short Plat to Planning and 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.

The approval of this Preliminary City Short Plat will expire five years from the Date of Approval. A one-year extension may be granted if applied for in writing prior to the expiration date.

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 4th day of November 2015. **THE DATE OF THE LAST DAY TO APPEAL IS THE 18th DAY OF NOVEMBER 2015 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.

A handwritten signature in black ink, appearing to read "Louis Meuler", written in a cursive style.

Louis Meuler, Interim Planning Director
Planning and Development

By: Dave Compton, Assistant Planner
Planning and Development