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December 6, 2018

Rod Plese (Five Mile View Estates, L.L.C.)  
201W. Francis Ave  
Spokane, WA 99205

RE: Preliminary "Osage" City Short Plat File #Z18-777PSP

The 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 "Osage" City Short Plat File #Z18-777PSP is a preliminary plat proposal of two parcels into nine lots, located at parcel numbers 26233.0095 and 26233.0097;
2. THAT the proposed preliminary "Osage" 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 "Osage" City 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 neither 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 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 Planning and Development Director APPROVES the Preliminary "Osage" City Short Plat on December 6, 2018 subject to compliance with the following conditions of approval:

1. The name of the Final City Short Plat shall be "Osage" Final City Short Plat, being a portion of the Southwest Quarter of the Southwest Quarter of Section 23, Township 26 North, Range 42 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 "Osage" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
7. Per Spokane Municipal Code (SMC) 17G.080.040 the datum plane must be shown on the plat;
8. Addresses must be shown on the face of the final plat. There is a \$10.00 fee per lot for new addresses. Please contact the City of Spokane Permit Helpdesk to obtain addresses. The number is (509) 625-6999.
9. Please show Lot 9 as a Stormwater Tract on the Preliminary Plat.
10. Shouldn't the 30' sewer easement across Lot 8 say storm easement? Engineering would like to take a look at your proposed final plat dedication language for this easement as well as the other sewer easement across Lots 1 and 2 and the storm tract (Lot 9) concerning access and maintenance.
11. (3) Centerline monuments must be installed at the locations outline in the City Design Standards. If the monuments are installed prior to plat finalization a \$250.00 deposit will be required for each centerline monument.
12. In accordance with the City's Financial Guarantee Policy, enacted July 1, 2001, a financial guarantee will be required for all public street, drainage, and erosion/sediment control improvements not constructed prior to the approval of the final plat. Water and sewer improvements cannot be bonded for and must be installed and approved prior to the plat being finalize.

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

- a. 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.
- b. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sewer system complying with the requirements of the Planning & Development Department.
- c. 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 Planning and Development Department prior to the issuance of any building and/or grading permits.
- d. Slope easements for cut and fill, as deemed necessary by the Planning and Development Department in accordance with the City's Design Standards, are hereby granted to the City of Spokane for the construction and maintenance of public streets adjoining this plat.
- e. 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.
- f. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.
- g. All parking areas and driveways shall be hard surfaced.
- h. Avista request the following be included in the dedicatory language of the final plat:

10 FOOT "DRY" UTILITY EASEMENTS (ELECTRIC, GAS, PHONE, FIBER, CABLE TV) AS 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 AND THE RIGHT TO PROHIBIT, TRIM AND/OR REMOVE TREES, BUSHES, ROOTS, LANDSCAPING, WITHOUT COMPENSATION WHEN AFFECTING UTILITIES WITHIN THE EASEMENTS. THIS PROVISION ALSO PROHIBITS THE PLACEMENT OF BRICK, ROCK OR MASONRY STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. STORM DRAIN DRY WELLS, DRAINAGE SWALES AND WATER METER BOXES SHALL NOT BE PLACED WITHIN THE "DRY" EASEMENTS; HOWEVER, LATERAL CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED. SERVING UTILITIES ARE ALSO GRANTED THE RIGHT TO CROSS BORDER EASEMENTS, PRIVATE ROADS OR LANES AND COMMON AREAS.

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 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 "Osage" 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 and Development 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 6th day of December 2018. **THE LAST DAY TO APPEAL THIS DECISION IS THE 20th DAY OF DECEMBER 2018 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.



Heather Trautman, Planning Director  
Planning and Development

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