



LETTER OF APPROVAL

June 5, 2018

Lori Phillips
PO Box 1287
Mead, WA 99021

RE: Preliminary "Phillips" City Short Plat File #Z18-347PSP

The Planning 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 "Phillips" Short Plat File #Z18-347PSP is a preliminary plat proposal of one parcel into three lots, located at parcel number 36284.0631;
2. THAT the proposed preliminary "Phillips" 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 "Phillips" 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 on the proposal;
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;

Therefore, the Planning Director APPROVES the Preliminary "Phillips" Short Plat on June 5, 2018 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be "Phillips" Final City Short Plat, being a portion of the Southwest Quarter Section 26, Township 28 North, Range 43 East, W.M., City of Spokane, Spokane County, Washington.

1. **Note:** A file number will be assigned at time of application.
2. The legal description of the land being platted shall appear on the face of the Final City Short Plat;

3. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
4. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
5. Final city short plat "Phillips" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
6. Final city short plat shall include the datum plane as per Spokane Municipal Code 17G.080.040 (B) (2).
7. An address for the new lot will be required prior to the final plat.
8. Bearings and lengths are to be shown for all lines as per Spokane Municipal Code 17G.080.020 (H).
9. Separated sidewalk with street trees will be required along the frontage of Bruce from the corner of Crestline and Bruce to the easternmost property line of existing parcel number 36284.0630. Part of the sidewalk width may be located on private property.
10. In order to allow multiple properties to share a single sewer connection, a design variance will need to be approved. If the variance is granted, sewer maintenance agreements will need to be established for the upkeep of the common lines.
11. A maintenance agreement will need to be established for the shared access serving the lots. This document will need to be recorded and the document will need to be mentioned in the final plat dedication. Alternatively a Homeowner's Association can be established.
12. If vehicular access is not proposed off of Crestline, any existing driveway approaches will need to be replaced with full-height curb and sidewalk prior to the issuance of a Certificate of Occupancy for the affected lot.
13. Water meters, for the individual water service lines, will need to be located at the south right-of-way line of Bruce Ave.
14. Easements established across adjoining property for access and utilities will need to be shown on the face of the final plat with recording numbers called out.
15. Addresses must be shown on the final plat. Addresses will be assigned when water and sewer taps are applied for.
16. Please call out the type of easement that is being established on the face of the final plat. For example 20' Utility and access easement.
17. Please identify all fire hydrants in the vicinity on the final plat.

STATEMENTS TO BE INCLUDED IN THE FINAL PLAT DEDICATION LANGUAGE

18. Slope easements for cut and fill, as deemed necessary by the Planning & 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.
19. 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 & Development Department prior to the issuance of any building and/or grading permits.
20. All stormwater and surface drainage generated on-site must be disposed on-site in accordance with chapter 17D.060 SMC, Stormwater Facilities, and City Design Standards, and as per the Project Engineer's recommendations, based on the drainage plan accepted

for the final plat. 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.

21. 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.
22. 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.
23. Prior to the issuance of any building permits, the lots shall be served by fire hydrants and shall have appropriate access to streets as determined by the requirements of the City Fire Department and the Engineering Services Department.
24. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.
25. All parking areas and driveways shall be hard surfaced.
26. Per comments from Avista, please provide the following language to the final plat:
 - a. 10' utility easement to front lots A through C and label as such on Short Plat.
 - b. Language to add to the Dedication on the face of the Short Plat:
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, and the right prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. Drainage swales are not allowed within the dry utility easements.
27. 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;

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) 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 "Phillips" 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 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 Director are governed by Spokane Municipal Code 17G.060.210 - Appeals. Decisions of the Planning 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 5th of June 2018. **THE LAST DAY TO APPEAL THIS DECISION IS THE 19th 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 Ali Brast (509) 625-6638 if you have further questions related to procedures or if you need further assistance.



Heather Trautman, Acting Planning Director
Planning and Development

By: Ali Brast, Assistant Planner
Planning and Development