



PLANNING & DEVELOPMENT
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LETTER OF APPROVAL

July 21, 2014

TAYLOR ENGINEERING
C/O FRANK IDE
106 W MISSION AVE
SPOKANE WA 99201

RE: Preliminary "Ranger Ridge" City Short Plat; File #Z1400029PSP

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 "Ranger Ridge" Short Plat, File #Z1400029PSP, is a preliminary plat of one parcel into nine lots and one drainage tract from 5.42 acres of land, located at parcel number 34064.2406;
2. THAT the proposed preliminary "Ranger Ridge" Short Plat is Lot 6 of the previously platted Talon Ridge PUD;
3. THAT the proposed preliminary "Ranger Ridge" 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;
4. THAT the proposed preliminary "Ranger Ridge" Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City's Comprehensive Plan;
5. THAT public comment was received indicating concerns about near-term construction site runoff and longer term sediment controls in relationship to neighboring properties;
6. THAT public comment was received questioning the new development's intentions to participate in established Covenants, Conditions, and Restrictions for the Talon Ridge PUD, as this lot is Lot 6 of Talon Ridge;
7. THAT public comment was received concerning adjacent addresses and owners as being incorrectly labeled on the face of the Preliminary "Ranger Ridge" City Short Plat;
8. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
9. 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;
10. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
11. THAT appropriate provisions (when all 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 "Ranger Ridge" Short Plat on July 21, 2014, subject to compliance with the following conditions of approval:

1. **The name of the Final City Short Plat shall be "Ranger Ridge" Final City Short Plat, A Portion of Talon Ridge PUD. A replat of Lot 6, B1 of Talon Ridge, in the Southeast Quarter Section 6, Township 24 North, Range 43 East, W.M., City of Spokane, Spokane County, Washington.**

Note: A file number will be assigned at the 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 short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru H and SMC 17G.080.050H;
4. Final short plat submittal shall follow all requirements listed in SMC 17G.080.070 A thru F, specifically, section D which addresses stormwater facility design and improvements;
5. Final short plat "Ranger Ridge" shall follow all requirements in the established Covenants, Conditions and Restrictions of Talon Ridge PUD;
6. Final short plat "Ranger Ridge" shall record an additional agreement stipulating that each of the nine lots must also participate in the maintenance of any stormwater conveyance and disposal system construction for the short plat;
7. Final short plat "Ranger Ridge" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
8. Final short plat "Ranger Ridge" shall adhere to items 2-5; 7-22, 24, 25, and 27-34 from the Hearing Examiner's Decision for Talon Ridge, dated April 18, 2005. (See attachment for highlighted items);
9. A variance would be needed if the maximum profile grade for the street will be greater than eight percent. The City will consider topography, safety, maintainability, function, and emergency vehicles when reviewing the variance request;
10. A Transportation Impact Fee will be collected prior to issuance of a building permit for that affected lot;
11. Easements and maintenance responsibilities shall be addressed in the dedicatory language for this proposed short plat for any facilities (storm drainage, sanitary sewer, water, paving/parking stalls, landscaping, electrical, etc.) that cross proposed parcel boundaries;
12. Final short plat submittal shall include the following language from Avista:
Easements for "Dry" utilities (electric, gas, phone, fiber, cable TV) as shown hereon are hereby granted to the City of Spokane and its permitted serving utilities 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 and landscaping without compensation and to prohibit brick, rock or masonry structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. Storm drain dry wells 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

utility companies are also granted the right to install utilities across common areas, open space areas and Tract A.

If the developer or his subcontractor should ditch beyond the limits of the platted easement strips shown herein, the easement shall then be identified by the actual physical location of the installed utilities.

Add/Label 10-foot easements back-of-curb fronting the entire Shelby Ridge Court. Label the easements "dry utility easement". Add a 10-foot easement south and adjoining the north line of Lot 1, and label the outer 10 feet of the water easement in Lot 5 as "water and utility easement";

13. 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;
14. The site shall be developed in accordance with the plans on record and comments received on the project from City Departments and outside agencies with jurisdiction;
15. Addresses for each new lot shall be shown on the face of the Final City 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 Short Plat shall include; the filing fee, seven (7) paper copies of the proposed Final Short Plat, and three (3) plat certificates (Title Report) less than thirty (30) days old.

The platlor is authorized for a period of seven years from the Date of Approval of this Preliminary Short Plat to prepare and submit the Final "Ranger Ridge" 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. A one-year extension may be granted if applied for in writing prior to the expiration date.

After review, approval and corrections, if necessary, of the Proposed Final Short Plat by the City, the platlor, or their agent, shall obtain the required signatures on the face of the Final Short Plat Photo-Mylar or "Silver Slick"-Mylar. The last signature obtained prior to filing the Mylar with the County Auditor shall be that of the Planning Director.

The platlor, or their agent, shall then, within thirty (30) days of the signing of the Final Short Plat by the Planning Director, complete these steps in the following order:

1. File three conformed silver-slick mylar of the Final Short Plat, which bears the Auditor's File Number and Recording Information, with the Planning Director.
2. File twelve (12) conformed paper copies of the Final 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 21st day of July 2014. **THE DATE OF THE LAST DAY TO APPEAL IS THE 4TH DAY OF AUGUST 2014 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 at (509) 625-6638 if you have questions related to procedures or if you need further assistance.

A handwritten signature in black ink, appearing to read 'Scott Chesney', with a long horizontal flourish extending to the right.

Scott Chesney, AICP, Planning Director
Planning and Development

By: Ali Brast, Assistant Planner
Planning and Development