

**STAFF REPORT ON
PRELIMINARY LONG PLAT AND REZONE APPLICATION FILE NO. Z23-117PSP**

I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

DESCRIPTION OF PROPOSAL: The applicant is proposing to subdivide one existing parcel (approximately 13.4 acres) into 8 parcels for multi-family development (208 units are proposed under this combine Preliminary Plat and SEPA application in addition to 96 units previously evaluated under B2118015SEPA). The plat will be served by City of Spokane sewer and water. A combination of new public right-of-way (cul-de-sacs) and internal private driveways will serve the development. This application is processed as a Type II application.

Recommendation: Staff recommends approval of this application, with conditions.

II. GENERAL INFORMATION:

- A. Applicant/Agent: Whipple Consulting Engineers
21 S. Pines Rd.
Spokane Valley, WA 99206
(509) 893-2617
- B. Property Owner: RR7 Properties LLC
801 W Riverside # 300
Spokane, WA. 99201
- C. Agent: Same as Applicant
- D. Location of Proposal: 1620 N. River Ridge Blvd, parcel 25116.0077 (SW
1/4, Section 11, Township 25 N, Range 42 E,
W.M.)
- E. Existing Zoning: Residential High Density (RHD); Community
Business (CB-55)
- F. Land Use Plan Designation: Residential High, Residential Moderate, General
Commercial
- G. SEPA Status: MDNS Issued January 23, 2024, by City of Spokane,
Appeal period ends February 6, 2024
- H. Enabling Zoning: 17G.080.040 Short Subdivisions; 17G.060.170 (C
& D5) Decision Criteria
- J. Staff Contact: Melissa Owen, Assistant Planner, 509-625-6063
mowen@spokanecity.org

III. FINDINGS OF FACT:

- A. Whipple Consulting Engineers, Inc. applied for a Type II preliminary short plat on behalf of RR7 Properties LLC on March 24, 2023. The proposal is to subdivide a total of 13.4 acres into 8 lots for development of multi-family housing. A total of 208 units are proposed under this combine Preliminary Plat and SEPA application (Note: This is in addition to 96 units previously evaluated under B2118015SEPA).

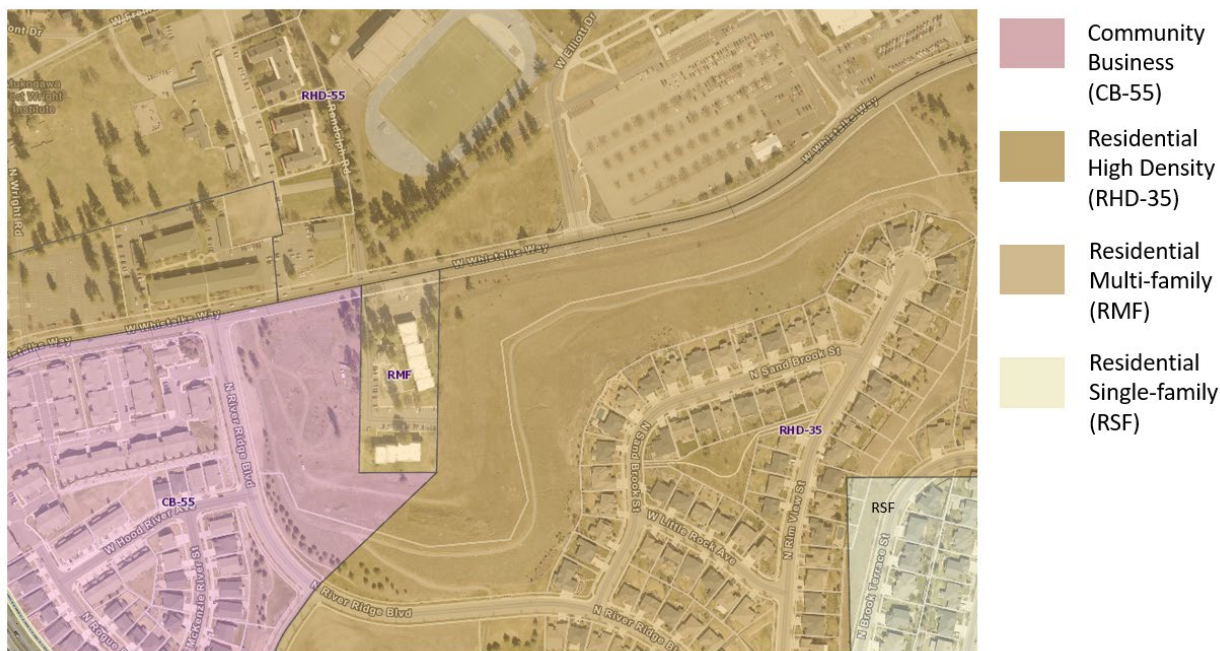


1620 N. River Ridge Blvd (Parcel 25116.0077)

- B. The project proposal encompasses one parcel shown above located at 1620 N., River Ridge Blvd. (parcel 25116.0077). The subject property is generally bound by W. Whistalks Way to the north, N. River Ridge Blvd. to the west, a Common Open Space tract owned by River Run PUD to the south and land owned by Falls Community College (Community College District 17) to the east.
- C. The current zoning of parcel includes both Residential High Density (RHD-35) and Community Business (CB-55). The proposed short plat would create 8 lots for construction of 208 new multi-family development dwelling units. Anticipated development requires separate permits which are reviewed for compliance with all applicable codes adopted at the time of permit.
- A. Prior to 2006, the project site was zoned R4-L and Community Business which had the similar characteristics of the current zoning designation (repealed SMC 11.19).
- B. Residential High Density (RHD) is a high-density residential zone that allows the highest density of dwelling units in the residential zones. The allowed housing developments are characterized by high amount of building coverage. The major types of new housing

development within this zone are identified in the SMC as be attached and detached single-family residential, duplexes, medium and high-rise apartments, condominiums (often with allowed accessory uses). The minimum density is fifteen units per acre; the maximum is limited by other code provisions (i.e., setbacks, height, stormwater, etc.).

- C. The Community Business (CB-55) zoning category permits a full range of retail and service businesses with a local or regional market are allowed. Because this zoning category is usually located near residential neighborhoods, the size of some allowed uses is more limited than the general commercial zoning category.
- D. Residential High Density (RHD) zoning is the primary zoning in and around the project area; however, a limited amount of Residential Multi Family (RMF) and Community Business (CB-55) zoning is also present. CB-55 zoning is generally bound by W. Whistalks Way to the north, N. Government Way to the west, W. Sand Ridge Avenue to the south. The zoning extends 400-500 feet past N River Ridge Blvd to the east of N. River Ridge Blvd. RMF zoning is contained to parcel 25113.0061. Please see the zoning map below.



- E. Land Uses to the west of the project site include apartments and single-family homes. Privately-owned common open space for the River Run Planned Unit Development (PUD), single-family homes, and a religious institutional use are located to the south. To the north uses include religious institution use, apartments, and Spokane Falls Community College. To the east of the site land is currently vacant. The proposed plat and future development wrap around one RMF zoned parcel 25113.0061 that is already built out with apartment units. The project site has also already begun to be built out with residential uses consistent with the zoning for the area. The Spokane River is downhill of the site by 500+ feet to the southeast (the project is located outside of the shoreline jurisdiction and associated buffers).

- F. Applicable Plan Policies: The land use map designation is Residential High and General Commercial per the current Comprehensive Plan Adopted in June 2017 (and subsequent amendment to Chapter 3, Land Use, pursuant to Ordinance C36414).
- G. Applicable zoning Regulations include Spokane Municipal Code (SMC) 17G.060.170 – Land Use Application Procedures Decision Criteria; 17G.060T – Land Use Application Tables, and 17G.080.040 – Short Subdivisions. For residential regulations see SMC Chapter 17C.110. For commercial zone regulations see SMC Chapter 17C.120.
- H. Procedural Requirements:
- A predevelopment meeting (optional) was held on November 3, 2022;
 - Application for a Type II Preliminary Short Plat was submitted on March 24, 2023;
 - A Request for Comments notice was sent to Departments and Agencies on April 4, 2023; June 12, 2023; September 5, 2023; and October 23, 2023;
 - Applicant was notified on November 9, 2023 that the application was technically complete;
 - A combined Notice of Application and SEPA comment period was mailed and posted on the subject property on or before November 29, 2023, which began the 15-day public comment period;
 - The Public Comment Period closed on December 14, 2023; and,
 - A Mitigated Determination of Non-Significance (MDNS) was issued on January 23, 2024; appeal period will end on February 6, 2024.

IV. DEPARTMENT REPORTS:

Notice of this proposal was sent to City departments and outside agencies for their review and comments on four occasions including: April 4, 2023; June 12, 2023; September 5, 2023; and October 23, 2023, as noted above. Staff received comments from multiple City of Spokane Departments including City of Spokane Treasury, Integrated Capital Management, Streets Department, Engineering, Urban Forestry, and Planning. Commenting agencies included Spokane Tribe of Indians, Spokane Transit Authority, and Washington Dept. of Ecology.

Staff and agency comments are included with the file and are made part of this application by reference.

V. PUBLIC COMMENT:

Notice of this proposal was sent to property owners, taxpayers, and tenants/occupants within 400 feet of the subject parcel. Twenty-seven (27) public comments opposing the proposal was received via email/mail during the public comment period. Comments are included with the file and made part of this application by reference.

Comments received generally included concerns about zoning & allowed uses, increased traffic, parking, steep slopes and erosion, privacy & lighting, stormwater & protection of the aquifer, capacity of sewer and water utilities, fire protection, wildlife & ecosystems, hazardous wastes, schools, construction noise, impacts to home values, public and private open space, and public/private pedestrian connections and trails. Additionally, several phone calls requesting general information were received during the notice of application period as well as on in-person visit to City Hall from a resident who living in the River Run PUD.

While comments were generally in opposition to the proposal, few comments received addressed criteria by which a short plat is either approved, approved, with conditions or denied under the SMC (see section VI. Conclusions below). Comments that addressed applicable

criteria were addressed during the agency review period and conditions imposed consistent with adopted regulations when applicable.

VI. CONCLUSIONS:

The Spokane Municipal Code has established decision criteria for these proposals – decision criteria are found in 17G.060.170. The following is staff’s independent analysis of the proposed preliminary short plat in light of these decision criteria.

SMC 17G.060.170 Decision Criteria

1. *The proposal is allowed under the provisions of the land use codes. SMC 17G.060.170(C)(1)*

Relevant Facts:

The proposal is for 8 lots and 2 new public cul-de-sacs to serve the project site located in a Residential High Density (RHD) and Community Business (CB) zone.

The Residential High Density (RHD) zoning category allows the highest density of dwelling units in the residential zones. The Community Business (CB-55) zoning category permits a full range of retail and service businesses with a local or regional market are allowed.

Staff Discussion:

The proposal is permitted in accordance with SMC 17G.080.040 (Short Subdivisions), SMC 17C.110 Residential Zones and 17C.120 Commercial Zones. The proposal meets the minimum lot size and frontage requirements for the respective zones. Construction specific detail such as setbacks, density, floor area ratios, lot coverage, height, parking, etc. will be reviewed for compliance with applicable codes at time of permit.

Staff finds this criterion is met.

2. *The proposal is consistent with the comprehensive plan designation and goals, objectives, and policies for the property. SMC 17G.060.170(C)(2)*

Relevant Facts:

In the City’s Comprehensive Plan:

Policy LU 1.12 Public Facilities and Services states – *Ensure that public facilities and services system are adequate to accommodate proposed development before permitting development to occur.*

Policy LU 3.7 Maximum and Minimum Lot Sizes states – *Prescribe maximum, as well as minimum lot size standards to achieve the desired residential density for all areas of the City.*

Policy LU 4.1 Land Use and Transportation states – *Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the Transportation Chapter and makes significant progress towards reducing sprawl, traffic congestion, and air pollution.*

Policy LU 4.4 Connections states – *Form a well-connected network which provides safe, direct, and convenient access for all users, including pedestrians, bicycles, and automobiles, through site design for new development and redevelopment.*

Goal LU5 Development Character states – *Promote development in a manner that is attractive, complementary, and compatible with other land uses.*

Policy LU 5.1 Built and Natural Environment states – *Ensure that developments are sensitive to the built and natural environment by providing adequate impact mitigation to maintain and enhance quality of life.*

Policy LU5.2 Environmental Quality Enhancement states – *Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.*

Policy LU 5.5 Compatible Development states – *Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.*

Policy LU 8.1 Role of Urban Growth Areas states – *Limit urban sprawl by encouraging development in urban areas where adequate public facilities exist or where such facilities can be more efficiently provided.*

Policy TR 2 Transportation Supporting Land Use states – *Maintain an interconnected system of facilities that allows travel on multiple routes by multiple modes, balancing access, mobility and place-making functions with consideration and alignment with the existing and planned land use context of each corridor and major street segment.*

Policy TR 7 Neighborhood Access states – *Require developments to have open, accessible, internal multi-modal transportation connections to adjacent properties and streets on all sides.*

Policy TR 18 Parking states – *Develop and administer vehicle parking policies that appropriately manage the demand for parking based upon the urban context desired.*

Policy TR 20 Bicycle/Pedestrian Coordination states – *Coordinate bicycle and pedestrian planning to ensure that projects are developed to meet the safety and access needs of all users.*

Policy H1.4 Use of Existing Infrastructure states – *Direct new residential development into areas where community and human public services and facilities are available.*

Policy H1.11 Access to Transportation states – *Encourage housing that provides easy access to public transit and other efficient modes of transportation.*

Policy H2.4 Linking Housing with Other Uses states – *Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.*

Policy DP 2.6 Building and Site Design states – *Ensure that a particular development is thoughtful in design, improves the quality and characteristics of the immediate neighborhood, responds to the site's unique features - including topography, hydrology, and microclimate - and considers intensity of use.*

Staff Discussion:

The Spokane Comprehensive Plan adopted June 2017 (and subsequent amendment to Chapter 3, Land Use, pursuant to Ordinance C36414) designates the subject property as “Residential High Density” and “Community Business” which allows residential uses in both zones. The proposal is consistent with multiple goals and policies of the Spokane Comprehensive plan including, but not limited to the Land Use, Transportation, Housing, and Urban Design Chapters. The above selections from the City’s Comprehensive Plan does not represent an exhaustive list of goals and policies but is intended to illustrate the proposals consistency with the City’s adopted comprehensive plan.

Staff finds this criterion is met.

3. *The proposal meets the concurrency requirements of chapter 17D.010 SMC. (SMC 17G.060.170(C)(3))*

Relevant Facts: The application was circulated amongst all City departments and outside agencies with jurisdiction four times between April 2023 and October 2023 as identified above. There were no departments or agencies that reported that concurrency could not be achieved.

Staff Discussion: The proposal will connect to public sewer and water facilities and includes development of two new public cul-de-sacs to serve proposed lots. The developer is responsible for all costs associated with design and construction of sanitary sewer, street, and water improvements, etc. necessary to serve the proposed plat.

Staff finds this criterion is met.

4. *If approval of a site plan is required, the 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, historic or cultural features. SMC 17G.060.170(C)(4)*

Relevant Facts: The site is suitable for development according to all city departments and agencies that commented. The proposed preliminary short plat shows lots that meet the Residential High Density and Commercial zones Development Standards.

Staff Discussion:

The SEPA checklist, critical areas application, and geotechnical technical evaluation were routed by the City of Spokane during the agency review period along with other application material.

City departments and agencies with jurisdiction reviewed the SEPA checklist, critical areas application, and other technical documents for physical characteristics of the property. No comments were received indicating that the site is unsuitable for development.

The geotechnical evaluation conducted in 2019 includes recommendations for site preparation, foundations, utilities, site grading & drainage, and more based on test pits that found uncontrolled fill across the site. As the city receives permits for development, staff will continue to evaluate the proposed development for compliance with applicable codes and consistency with recommendations found in technical reports such as geotechnical evaluation. And compliance with SMC Section 17E.040.100 Spokane Geologically Hazardous Areas, General Performance Standards is required for any development in geologically hazardous areas and associated buffers.

The Spokane Tribe of Indians submitted a comment letter for the proposal. Following completion of a Cultural Resource Survey the Spokane Tribe Historic Preservation Officer, Randy Abrahamson, requested that an inadvertent discovery plan (IDP) be implemented into the scope of work for this project prior to ground disturbing activities. As such, if any artifacts or human remains are found upon excavation, the Spokane Tribe should be immediately notified and the work in the immediate area cease. This will be listed as a Condition of Approval in the recommendations for this preliminary short plat including a requirement that an IDP be submitted prior to any ground disturbing activities.

Staff finds that this criterion is met.

5. *The proposal will not have a significant adverse impact on the environment or the surrounding properties, and if necessary conditions can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.*

Relevant Facts: An Environmental Checklist, Critical Areas application, technical documents and other application material was reviewed and routed by the City of Spokane. The SEPA checklist reviewed included future proposed development of 208 residential units and associated cut and fill, etc. Applicable findings and recommendations are incorporated into the conditions for this proposal. Additionally, if the owner/developer proposes development that exceeds that contemplated in the SEPA checklist reviewed routed for review, development exceeding that identified in the SEPA checklist will be required to complete a new or amended SEPA (as applicable).

Any development on the parcels created via the platting action will be reviewed by the Development Services Department staff and other city departments as applicable to ensure that each new unit/structure meets all required development standards. These standards include, but are not limited to, land use standards, engineering standards, utility standards, and building and fire code standards.

Staff Comment:

An MDNS was issued on January 23, 2024, following distribution of an Environmental Checklist both as part of the request for comment by City departments & outside agency and as part of the combine Public Notice of Application and SEPA. The appeal deadline for this MDNS is February 6, 2024.

Staff finds that this criterion is met.

Plat, Short Plat and Binding Site Plan (17G.060.170(D)(5)(a-j)):

The proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

a. public health, safety and welfare;

The City Fire and Police Departments were given the opportunity to review this proposal and provided comments. No comments were received with specific concerns identified. Compliance with the adopted fire code will continue to be reviewed as the proposal moves forward and will be reviewed for compliance with adopted codes at time of permit.

b. open spaces;

Short plats are not required to provide open space and no open space is proposed as part of this land use application. The multi-family residential zones have open space requirements for all residential uses. Required open space will be evaluated for compliance with adopted codes at time of building permit.

c. drainage ways;

All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 “Stormwater Facilities”, the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and, per the Project Engineer’s recommendations, based on the drainage plan accepted for the final plat. Predevelopment flow of any off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to development of the plat, based on a 50-year design storm. An escape route for a 100-year design storm must be provided.

d. *streets, roads, alleys and other public ways;*

Public streets, including paving, curb, sidewalk, signs, storm drainage structures/facilities, and swales/planting strips necessary to serve the proposed plat, shall be designed and constructed in accordance with City standards. A combination of public sidewalks/shared use-path and private internal pedestrian connections will serve each lot (as applicable). Frontage improvements include but are not limited to separated sidewalks/shared use-path with street trees along W. Whistalks Way, N River Ridge Blvd., and new public cul-de-sacs (with shared internal private driveways) serve each proposed lot.

e. *transit stops;*

A transit route (20 SFCC) runs directly adjacent to this site with stops on both sides of the street in front of the project site (near intersection of W Whistalks and W Randolph Rd). Additional stops on this line are located on W. Whistalks Way approximately 600 feet from the eastern project boundary as well as stops located along N. Government less than ½ mile from the project site.

STA works independently with private property owners to address improvements to STA facilities that may impact private development sites. Any coordination with the city that may be necessary and/or required permits associated with transit improvements are addressed outside of platting actions.

f. *Potable water supplies;*

Future development within the proposed subdivision will be required to connect to the city's public water system. Water conceptual plans were submitted and detailed plans will be required for review/approval prior to construction. Any public and private facilities necessary to serve the development will be constructed with appropriate permits and at the developer's expense. Compliance with applicable codes is verified at time of permit. A 12-inch ductile iron and cast-iron water distribution main in Whistalks Way is available to serve the project, as well as a 12-inch ductile iron main in River Ridge Boulevard.

g. *Sanitary wastes;*

Future development within the proposed subdivision will be required to connect to the city's public sewer system. Sewer conceptual plans were submitted and detailed plans will be required for review/approval prior to construction. Any public and private facilities necessary to serve the development will be constructed with appropriate permits and at the developer's expense. No direct sewer connections will be allowed to the main in Whistalks Way: Connections must tie into the pump stations.

h. *Parks, recreation, and playgrounds;*

The applicant does not propose to provide any public open space; however, the City's Bicycle Master Plan calls for a shared-use pathway along the frontage of Whistalks Way and any approval of this preliminary plat is conditioned upon implementation of the separated 10-foot-wide shared use path along Whistalks Way adjacent to the subject site. The Parks Department did not offer any comments on this proposal. See also criteria b – open spaces – above.

i. *Schools and school grounds;*

The site is located within the Spokane Schools District 81. There are no provisions for public schools or school grounds as a part of this proposal. School District 81 did not provide any comments on this proposal.

j. sidewalks, pathways and other features that assure safe walking conditions.

Separated sidewalks on N. River Ridge Blvd. and separated 10-foot-wide shared use-path on W. Whistalks Way (with street trees) will be required. Two new public cul-de-sacs are proposed and will require associated frontage improvements. Internal pedestrian connections will also serve the development. Applicable codes will be reviewed for compliance at time of construction permits.

Staff finds that this criterion is met.

VI. RECOMMENDATION

TO APPROVE the Preliminary Long Plat of eight (8) lots and two (2) public cul-de-sacs at a 13.4 acres site consisting of parcels 25116.0077 addressed as 1620 N. River Ridge Blvd substantially in conformance with the application, plans, drawing, illustrations, and/or specifications on file in the Planning and Development Services Center; and the following conditions of approval:

1. 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.
2. In compliance with Spokane Tribe of Indians letters (dated October 26, 2023) submission of an IDP will be required prior to any ground disturbing activities. If any artifacts or human remains are found upon excavation, this office should be immediately notified and the work in the immediate area cease.
3. Compliance with Department of Ecology Letters dated April 18, June 22, and September 13, 2023, with Water Quality Program and general State SEPA information.
4. Consistent with comments from Integrated Capital Management (email on October 2, 2023) and in compliance with adopted land use codes for residential and commercial zones, separated sidewalks (including implementation of the City's Bicycle Master plan with separated 10-foot-wide shared use path along Whistalks Way) with street trees are required along street frontages.
5. Consistent with comments from Urban Forestry the following items will need to be addressed as the project progresses:
 - a. Due to high conduction overhead power lines, please choose a Class I tree species for the south side of Whistalks Way. Urban Forestry does not recommend Hawthorne for this location, especially near the intersections as they are too wide and create obstructions for motorists and pedestrians and will require frequent clearance pruning.
 - b. Verify all Class I trees are spaced 25' OC.
 - c. All interior streets that are public streets will require street trees as well.

6. In compliance with revised planning department comments found in the Technically Complete letter dated November 9, 2023:
 - a. Street trees will be required along all existing and proposed new public rights of way. An updated street tree plan addressing all required street trees – including those associated new public cul-de-sacs – will be requested at time of your engineering plan submittals prior to approval of the final plat. On-site landscaping will be reviewed as part of the building permit associated with development of individual parcels.
 - b. Please provide a draft copy of the required perpetual shared use/access agreement for any shared facilities such as parking, stormwater, access, etc. as part of your civil plan submittals. Review, approval, and recording as appropriate will be required prior to approval of civil plans. Any separate recorded agreements will also need to be referenced on the face of the final plat.
 - c. Build-out of the site/lots including compliance with development standards for CB and RHD zones are based on the zoning designation of the particular lot. Proposed lot 3 includes both CB and RHD zones as denoted on the revised site plan. Buildings/uses proposed entirely within a specific zone will be reviewed based on that zone. Building/Uses proposed across the zoning boundary will be evaluated for compliance with the most restrictive zone (see 17A.040.010 and 17A.040.050).
 - d. Compliance with requirements associated with Geologically Hazardous Areas (17E.040) will continue to be reviewed throughout the platting and development process. We understand, based on the additional information from the 2019 geotechnical evaluation, the explorations performed for the evaluation reveal subsurface conditions only at discreet locations across the project site and that actual conditions in other areas could vary and may only become evident following additional explorations or thought construction activity. Per the evaluation recommendations, if significant variations are observed, recommendations and/or conclusions may need to be modified. If assumptions change from the geotechnical report such as the foundation types, construction methods, etc. more information may be needed prior to permit for construction. Departments will continue to review and consider the April 2019 Geotechnical evaluation conducted by Inland Pacific Engineering Company (IPEC) at time of permit for construction of utilities, services, structures, etc.
 - e. Compliance with all applicable development standards will be verified at time of permit.
 - f. We recommend that you submit your final plat materials at the time of submittal of engineering plans for infrastructure development to avoid conflicts across plans. While the final plat will not be approved until infrastructure improvements are completed and accepted by the City of Spokane, the review process can take place concurrently.
 - g. Final Short Plat Map Requirements are found in SMC 17G.080.040 F thru I and 17G.080.070.

- h. The Final Plat shall include the signatory statements as prescribed in SMC 17G.080.040(G)(2)
7. As part of the Final Plat application please update the plat map to:
 - a. Correct the parcel number and lot detail (no tracts proposed) in the site data table.
 - b. Any other small modifications/corrections/edits that may be necessary on the plat map or dedication page will be addressed during final plat review.
8. In compliance with the Engineering Department Memo dated September 14, 2023.
 - a. The developer will be responsible for all costs associated with design and construction of sanitary sewer improvements necessary to serve the proposed plat.
 - i. The sanitary sewer system shall be designed and constructed in accordance with City standards.
 - ii. Construction plans shall be submitted to Development Services for review and acceptance. The sanitary sewer system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.
 - iii. The City of Spokane does not allow sanitary sewer lines to cross property lines unless the sanitary sewer system is private and located in easements.
 - iv. If the sanitary sewer system is private, it shall be operated and maintained by a Homeowners Association, or like entity, qualified to perform said services.
 - b. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 “Stormwater Facilities”, the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and, per the Project Engineer’s recommendations, based on the drainage plan accepted for the final plat. Pre-development flow of any off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to development of the plat, based on a 50-year design storm. An escape route for a 100-year design storm must be provided.
 - i. No building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC 17D.060 “Stormwater Facilities”, the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and the Project Engineer’s recommendations, based on the drainage plan accepted for the final plat, have been complied with.
 - ii. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
 - iii. An erosion / sediment control plan, detailing how dust and runoff will be handled during and after construction, shall be submitted to Development Services for review and acceptance prior to construction.
 - iv. If drywells are utilized, they will be tested to insure design infiltration rates are met. A minimum factor of safety of 2 (two) will be required. In accordance with State Law, existing and proposed Underground Injection Control structures need to be registered with the Washington State

- Department of Ecology. Proof of registration must be provided prior to plan acceptance.
- v. The developer will be responsible for all costs associated with design and construction of storm water improvements necessary to serve the proposed plat.
 - vi. The stormwater system shall be designed and constructed in accordance with City standards.
 - vii. Construction plans shall be submitted to Development Services for review and acceptance.
 - viii. The City of Spokane does not allow stormwater lines to cross property lines unless the stormwater system is private and located in easements.
 - ix. If the stormwater system is private, it shall be operated and maintained by a HOA, or like entity, qualified to perform said services.
- c. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
- i. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
 - ii. All street identification and traffic control signs required due to this project must be installed by the developer at the time street improvements are being constructed. They shall be installed and inspected to the satisfaction of the City's Construction Management Office in accordance with City standards prior to the occupancy of any structures within the plat.
 - iii. Construction plans shall be submitted to Development Services for review and acceptance.
 - iv. Where the interior roadway network crosses parcels, a mutual use and access agreement will be required. The roadways must be operated and maintained by a HOA, or like entity, qualified to perform said services.
- d. A 12-inch ductile iron and cast-iron water distribution main in Whistalks Way is available to serve the project, as well as a 12-inch ductile iron main in River Ridge Boulevard.
- i. The water system shall be designed and constructed in accordance with City standards. A pressure of 45 psi minimum at the property line is required for service connections supplying domestic flows. Pressures shall not drop below 20 psi at any point in the system during a fire situation. Pressures over 80 psi will require pressure relief valves installed at developer expense.
 - ii. An electronic version (pdf) of an overall water plan and hydraulic analysis must be submitted to the Development Services Center for review and concurrence. The hydraulic analysis must include supporting calculations for domestic and fire flows per City of Spokane Design Standards.
 - iii. In addition to the hydraulic analysis, construction plans shall be submitted to the Development Services Center for review and acceptance. The water system, including individual service connections to each lot, shall

- be constructed and accepted for service prior to the City Engineer signing the final plat.
- iv. The City of Spokane does not allow water lines to cross property lines unless the water system is private, located in easements, and master metered at the nearest public right of way line.
 - v. If the water system is private, it shall be operated and maintained by a HOA, or like entity, qualified to perform said service.
- e. Construction plans for public street, sewer, water and stormwater systems must be designed by a Professional Engineer, licensed in the State of Washington, and submitted to Development Services for review and acceptance prior to construction.
 - f. Plan review fees for sanitary sewer, water, street, and stormwater improvements will be determined at the time of plan submittal and must be paid prior to the start of review.
 - g. The preliminary plat references easements to be recorded in separate AFN's. Easements will need to be established by the final plat or recorded separately and the AFN referenced on the final plat.
 - h. Addresses must be shown on the final plat. Address permits can be applied for at the City of Spokane permit center or by calling (509) 625-6300. Please note that 7 new address fees have already been invoiced and collected.
 - i. The private water and sewer lines serving Redband Apartment Buildings A and B are crossing Lot 2. These lines must be protected by easements and the easements must be shown on the face of the Final Plat.
 - j. All easements, existing or proposed, must be shown on the face of the plat. If blanket in nature they must be referenced in a Surveyor's Note.
 - k. A mutual use agreement will be required for any shared uses such as access, parking, landscaping, on-site stormwater treatment, etc. and for operation and maintenance. This agreement must be recorded on all parcels sharing these uses prior to issuance of any certificates of occupancy. Please reference this document on the final plat.
 - l. The Following statements will be required in the dedication of the final plat (additional statements may need to be added to the final plat and will be determined during final plat review).
 - i. Ten-foot utility and drainage 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.
 - ii. 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 Development Services prior to the issuance of any

building and/or grading permits.

- iii. 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 Development Services Department and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department.
- iv. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 “Storm water Facilities”, the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and, per the Project Engineer’s recommendations, based on the drainage plan accepted for the final plat. Pre-development flow of off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to development of the plat, based on a 50-year design storm. An escape route for a 100-year design storm shall be provided.
- v. 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 SMC 17.060 “Stormwater Facilities”, the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and the Project Engineer’s recommendations, based on the drainage plan accepted for this final plat, have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to Development Services for review and acceptance prior to issuance of a building permit.
- vi. Slope easements for cut and fill, as deemed necessary by Development Services in accordance with City Design Standards, are granted along all public right of ways.
- vii. All improvements (street, sewer, storm sewer, and water) shall be constructed to City standards prior to the occupancy of any structures served by said improvements.
- viii. No building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer has been provided showing that sanitary sewer and water improvements, constructed to City standards, have been provided to the lot in question.
- ix. 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.
- x. All parking areas and driveways shall be hard surfaced. All new or modified driveway locations will need to be reviewed and approved by Development Services prior to construction.
- xi. The City of Spokane does not accept responsibility to inspect and/or maintain private drainage easements, nor does the City of Spokane accept

any liability for and failure by the lot owner(s) and/or HOA to properly maintain such areas.

- xii. 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.

Time Limitations.

The Type II Preliminary Short Plat applications with SEPA becomes void five years after the effective date of the Planning Services Director's decision without the submission of a final short plat application unless the Planning Services Director authorizes an extension of time. No land within the boundaries of a short subdivision may be further divided in any manner which will create additional lots within a period of five years except by subdivision in accordance with SMC 17G.080.050.

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 THIS DECISION IS THE 23rd DAY OF JANUARY 2024. THE LAST DAY TO APPEAL THIS DECISION IS THE 6th DAY OF FEBRUARY 2024, 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.

Sincerely,



Spencer Gardner
Planning and Development

By: Melissa Owen, Assistant Planner
Planning and Development






Staff Report and Decision_27Dec2023_Red Band

Final Audit Report

2024-01-23

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