



DEVELOPMENT SERVICES CENTER  
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## LETTER OF APPROVAL

November 26, 2019

Jon Hester  
1720 W 4<sup>th</sup> Avenue  
Spokane, WA 99201

RE: Preliminary "Rockwood South Hill" City Short Plat File #Z19-457PSP

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 "Rockwood South Hill" Short Plat File #Z19-457PSP is a preliminary plat proposal of one parcel into two lots, located at parcel number 35284.0316;
2. THAT the proposed preliminary "Rockwood South Hill" 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 "Rockwood South Hill" Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City's Comprehensive Plan;
4. THAT one public comment, an objection to the platting action, was received to 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 and Development Director APPROVES the Preliminary "Rockwood South Hill" Short Plat on November 26, 2019 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be "Rockwood South Hill" Final City Short

**Plat, being a portion of the Southeast Quarter Section 28, Township 25 North, Range 43 East, W.M., City of Spokane, Spokane County, Washington.**

1. **Note:** A file number will be assigned at time of final plat application;
2. There is an existing eight-inch PVC sanitary sewer main in Hargreaves Court that can provide service to proposed Lot 1 of the proposed short plat. Sewer service for proposed Lot 2 will require either a sanitary main extension or a dedicated easement, minimum ten feet in width and shown on the plat, across private property. Minimum utility separation requirements apply.
3. There is an existing six-inch ductile iron water main in Hargreaves Court and existing twelve-inch ductile iron and ten-inch cast iron water mains in 25<sup>th</sup> Avenue that can provide water service to the proposed plat. The existing one-inch copper tap may be reused for proposed Lot 1 if proper utility separations can be met. Lot 2 will require a new tap from one of the water mains in 25<sup>th</sup> Avenue. The estimated static pressure at the nearest fire hydrant is 76 psi.
4. All sewer and water services, whether existing or new, are required to meet the minimum separation requirements.
5. All required improvements serving the plat, including streets, sanitary sewer, stormwater, and water shall be designed and constructed at the developer's expense. The improvements must be constructed to City standards by the developer prior to the occupancy of any structures within the plat.
6. A sidewalk extension will be required on Hargreaves Court along the frontage of Lot 1 unless a pedestrian path to 25<sup>th</sup> Avenue is provided.
7. As per comments from Avista (email dated November 22, 2019), Avista serves the subject parcel with gas and electric distribution. Based on how services will be routed to serve both parcels, a utility easement along the south 10' of parcel lines of both proposed lots is requested. Please also add the following easement language to the dedication:  

"10 foot wide "dry" utility easement shown on the herein described short plat is hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and safe operation of their respective facilities; fiber optics, cable, phone, natural gas and electric. Utility companies shall have the right to trim and/or remove trees, bushes, and landscaping within the easement area without compensation. The rights granted herein shall prohibit changes in grade over installed underground facilities and the right to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. Dry utilities shall not be placed within any drainage swales. If the developer or subcontractor should ditch beyond the limits of the platted easement strips shown hereon, the easement shall then be identified by the actual physical location of the installed utilities."
8. Adherence to the Department of Ecology's comment letter, dated October 17, 2019, to Melissa Owen is required for all construction activity;
9. Addresses must be shown on the face of the Final City Short Plat. There is a \$10.00 fee per lot for new addresses. Please contact the Permit Department at the City of Spokane at (509) 625-6999 to obtain addresses;
10. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
11. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;

12. Final city short plat "Rockwood South Hill" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
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 following statements must be in the final plat dedication:
  - a. "Slope easements for cut and fill, as deemed necessary by the Engineering Services – Development Services Center 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."
  - b. "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 Engineering Services – Developer Services prior to the issuance of any building and/or grading permits."
  - c. "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."
  - d. "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."
  - e. "Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system complying with the requirements of the Engineering Services Department."
  - f. "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."
  - g. "All required improvements serving the plat, including streets, sanitary sewer, stormwater and water, shall be designed and constructed at the developer's expense. The improvements must be constructed to City Standards by the developer prior to the occupancy of any structures within the development."
  - h. "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 Engineering Services Department and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department."
  - i. "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."

- j. "Water mains and fire hydrants must be installed at the developer's expense, in locations approved by the City Fire Department and in accordance with applicable State and Federal provisions."
- k. "All parking area and driveways shall be hard surfaced."
- l. "General Facility Charges and a Transportation Impact fee will be collected prior to the issuance of a building permit for Lot 2. "
- m. "A sidewalk extension will be required on Hargreaves Court along the frontage of Lot 1 unless a pedestrian path to 25th Avenue is provided."
- n. "City sidewalks will be reviewed prior to occupancy and must be repaired/replaced if broken, heaved, cracked, sunken, or missing."
- o. "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 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, seven (7) 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 "Rockwood South Hill" 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 platlor, 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 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 26<sup>th</sup> day of November, 2019. **THE LAST DAY TO APPEAL THIS DECISION IS THE 10th DAY OF December 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.

A handwritten signature in black ink, appearing to read "Louis Meuler". The signature is fluid and cursive, with the first name "Louis" being more prominent than the last name "Meuler".

Louis Meuler, Acting Planning Director  
Planning and Development

By: Melissa Owen, Assistant Planner  
Planning and Development