

LETTER OF APPROVAL

February 24, 2016

Ralph and Suzanne Berg
1020 S Pepper Tree Lane
Spokane, WA 99224

RE: Preliminary "Rosamond" City Short Plat File #Z16-002PSP

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 "Rosamond" Short Plat File #Z16-002PSP is a preliminary plat proposal of one parcel into two lots, located at parcel number 25233.0056;
2. THAT the proposed preliminary "Rosamond" 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 "Rosamond" 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 was received on the short plat proposal, in opposition to smaller lots than already exist;
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 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 "Rosamond" Short Plat on February 24, 2016 subject to compliance with the following conditions of approval:

1. The name of the Final City Short Plat shall be "Rosamond" Final City Short Plat, being a portion of the Southwest Quarter Section 23, Township 25 North, Range 42 East, W.M., City of Spokane, Spokane County, Washington.

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 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 B thru F;
5. Final short plat "Rosamond" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
6. The nearest existing public sanitary sewer main, which could provide service to this proposed plat, is an 8-inch concrete sewer main located in upper Rosamond Avenue and adjacent to the proposed lots. Individual sewer service lines can be extended from this sewer main to the lots when the lots are being developed.
7. The location of the dwelling units on the property must be within 150 feet of all points of the building from where a fire apparatus can set up, otherwise the dwelling units must be provided with fire sprinklers.
8. The proposed properties have one fire hydrant within the required distance to the property lines. As proposed, it could be more than 600 feet around all points of the future dwellings on an acceptable path of travel. It appears that this issue may not be feasible to address with the property's characteristics. If these measurements cannot be achieved, the dwelling units will be required to be provided with fire sprinklers.
9. The nearest existing public water main, which could provide service to this proposed plat, is an existing 6-inch cast iron water main located in the lower Rosamond Avenue.
 - a) This water main will need to be extended along lower Rosamond Ave at a distance that is agreed upon with the City of Spokane Water Department. Individual water service lines can be extended from the main to the lots when the lots are being developed.
 - b) The water main extension will need to be designed to City Standards by a Civil Engineer licensed in the State of Washington. Plans for the water main extension will need to be submitted to the Planning & Development Department for review and must be accepted prior to the start of construction.
 - c) The developer will be responsible for all costs associated with design and construction of the water main.
 - d) The water main must be installed and accepted prior to the finalization of the final plat.
 - e) Civil engineered plans and profiles shall use NAVD88 datum (City of Spokane datum minus 13.13 feet).
10. 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, and City Design Standards.
11. 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 Regional Stormwater Manual, and City Design Standards have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to Planning & Development for review and acceptance prior to issuance of a building permit.
12. Any easements for existing or future access or utilities must be shown on the face of the plat.
13. Addresses must be shown on the face of the final plat.

14. Garages shall be set back a minimum of 20 feet from the front property line.

STATEMENTS TO BE INCLUDED IN THE DEDICATORY LANGUAGE

1. 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, and City Design Standards.
2. 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, 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 issuance of a building permit.
15. 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.
16. The public water main shall be constructed to City standards prior to the finalization of the final plat.
17. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lots.
18. 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.
19. Development of the subject property, including grading and filling, is 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. 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;
21. 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;

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 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 "Rosamond" 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.

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 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 24th of February, 2016. **THE DATE OF THE LAST DAY TO APPEAL IS THE 9th day of March, 2016 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.



Lisa Key, Planning Director
Planning and Development

By: Ali Brast, Assistant Planner
Planning and Development