

LETTER OF APPROVAL

May 14, 2021

John Urquhart
2607 S Southeast Blvd #A100
Spokane, WA 99223

RE: Preliminary “Rustle” City Short Plat File #Z21-034PSP

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 “Rustle” Preliminary Short Plat File #Z21-034PSP is a preliminary plat proposal of one parcel into three lots, located at 4008 W Crown, parcel number 26353.1510;
2. THAT the proposed “Rustle” Preliminary 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 “Rustle” Preliminary Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City’s Comprehensive Plan;
4. THAT five written public comments were received on the proposal mostly citing that three lots seemed inconsistent with surrounding properties and that two lots felt more appropriate;
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 subject site is zoned Residential Single-Family with an existing single-family home built in the southwest corner of the property, fronting on Crown Ave;
8. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
9. 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 “Rustle” Short Plat on May 14, 2021 subject to compliance with the following conditions of approval:

The name of the Final City Short Plat shall be “Rustle” Final City Short Plat, being a portion of the Southwest Quarter Section 35, Township 26 North, Range 42 East, W.M., City of Spokane, Spokane County, Washington. A file number will be assigned at the time of final application submittal.

1. Separated sidewalks are required along the frontage of Rustle Street. This will include a 5ft wide sidewalk with a 6ft wide continuous planting strip with street trees. Street trees are required to be planted with the construction of single-family homes.
2. Sidewalks will be required along the Rustle Street frontage of this proposed short plat. Per Section 17H.010.180 Sidewalks:
 - a. All sidewalks shall be designed and constructed in accordance with the city's design standards, standard plans and specifications.
3. Addresses must be shown on the final plat. Address permits can be applied for at the City of Spokane permit center, or by emailing a request to addressing@spokanecity.org, or by calling (509) 625-6999.
4. The proposed water and sewer service locations shown on the preliminary plat are approved in concept only, in lieu of a water main and/or a sewer main extension to provide said services to proposed Parcel "A". The actual locations may need to be adjusted in the final short plat. A variance from a City of Spokane Design Standard is needed and shall be submitted for review and acceptance prior to final plat.
5. Coordinate the scale with the layout and sheet size.

The following statements will be required in the dedication of the final plat:

1. 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.
2. Ten foot utility 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.
3. 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.
4. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system and connected to a public or private water system, complying with the requirements of the Development Services and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.
5. All parking areas and driveways shall be hard surfaced. All new or modified driveway locations will need to be reviewed and approved prior to construction.
6. All Stormwater and surface drainage generated on-site must be disposed of on-site in accordance with chapter 17D.060 SMC, 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 the issuance of a building permit on said lot.
7. 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.
8. Slope easements for cut and fill, as deemed necessary by Planning & Development in accordance with City Design Standards, are granted along all public right of ways.

9. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.
10. General Facilities Charges for new and/or upsized water and sewer services will apply to the Lots within this plat.
11. All street identification and traffic control signs required by this project will be the responsibility of the developer per SMC 17G.080.070.
12. Per comments from Avista:
 - a. Provide a 5' utility easement along west side of parcel "B" cover exiting gas service to Parcel "C" and to extend service to Parcel "A". Also need 10' wide utility easement across the front and rear property line of Parcel "A" to serve power to Parcels B & C.
 - b. Add the following utility dedication language to the face of the Short Plat:
"5 and 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 with no compensation and the right prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same."
13. Per the Spokane Tribe, an Inadvertent Discovery Plan is required prior to any ground disturbing activity.

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, one (1) electronic copy of the proposed Final City Short Plat, and one (1) plat certificate (Title Report) less than thirty days old.

The plat is authorized for a period of five years from the Date of Approval of this Preliminary Short Plat to prepare and submit the Final "Rustle" City Short Plat to Planning & Development for their and other Departments' review and approval. All 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 plat, or their agent, shall then, within thirty days of the signing of the Final Short Plat by the Planning Director, submit the following:

1. Five (5) conformed paper copies of the Final City Short Plat, which bears the Auditor's File Number and Recording Information.
2. One (1) electronic copy of the Final City Short Plat, which bears the Auditor's File Number and Recording Information.

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 14th of May 2021. **THE LAST DAY TO APPEAL THIS DECISION IS THE 28th DAY OF MAY 2021 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.



Tami Palmquist for Louis Meuler, Interim Planning Director
Planning and Development Services

By: Ali Brast, Assistant Planner
Planning and Development