

## LETTER OF APPROVAL

March 4, 2024

Alex Shirshin  
3821 E 23<sup>rd</sup> Ave.  
Spokane, WA 99223

Re: Preliminary “Shirshin” Short Plat File # Z24-039PSP

The Planning and Development Director, after reviewing the proposed “Minor Engineering Review” Preliminary Short Plat and comments from interested departments and agencies, makes the following findings pursuant to State Platting Laws:

1. THAT the proposed preliminary “Shirshin” Short Plat File #Z24-039PSP is a four (4) lot preliminary short plat for the purpose of constructing single-family homes on proposed lots 2 and 3 and retaining existing single-family homes on proposed lots 1 and 4, located at parcel 35274.2704 addressed at 3812 E 22<sup>nd</sup> Ave and parcel 35274.2706 addressed at 3821 E 23<sup>rd</sup> Ave.
2. THAT the proposed preliminary “Shirshin” Short Plat is allowed under the provisions of Title 17 of the Spokane Municipal Code (SMC), and is consistent with the comprehensive plan designation, goals, objectives, and policies for the subject property;
3. THAT the proposed preliminary “Shirshin” Short Plat complies with the Spokane Unified Development Code (SMC) Chapters 17C.111, 17G.061, 17G.080 and the City’s Comprehensive Plan;
4. THAT the proposed preliminary “Shirshin” Short Plat qualified for “minor engineering review” and that no public comment period or public notice was required as part of the platting process pursuant to SMC Section 17C.060.130 Public Comment Period, subsection A, Ordinance C36224 Section 3, Passed Monday June 27<sup>th</sup>, 2022;
5. THAT structures approved for development under SMC.17C.111 shall meet all applicable development and design standards in accordance with Section 17C.111 at the time of building permit submittal;
6. THAT under SMC.17C.230.130(G), parking is not required for residential development within a half-mile of a transit stop;
7. THAT subject parcels 35274.2704 and 35274.2706 addressed as 3812 E 22<sup>nd</sup> Avenue and 3821 E 23<sup>rd</sup> Avenue respectively, are within a half-mile of a transit stop;
8. THAT when on-site parking is developed, all applicable parking development standards must be met;
9. THAT there are no Local Improvement Districts associated with the parcels included in this platting action;
10. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;

- 11. 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;
- 12. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
- 13. 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 “Shirshin” Short Plat on March 4, 2024, subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be “Shirshin” Final City Short Plat, being a portion of the Northwest Quarter of the Southeast Quarter Section 27, 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. Adherence to Spokane Tribe of Indian’s Tribal Historic Preservation Officer letter dated February 6, 2024, regarding inclusion of an Inadvertent Discovery Plan (IDP) into the scope of work.
- 3. Adherence to comments and conditions found in the revised Development Services Memorandum dated February 27, 2024, also found in the Letter of Technically Complete Application dated March 4, 2024, which includes the following Preliminary Plat Comments –

**Comments to be addressed with the final Plat Submittal per Engineering:**

General Comments:

- a. Please add 10’ utility easements along the plat frontages.
- b. 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](mailto:addressing@spokanecity.org), or by calling (509) 625-6999 (note: one new address fee was already paid under this preliminary plat submittal).

Access Comments:

- c. It appears that Proposed Lot 1 is sharing an existing access with parcel 35274.2705. Please reference the shared use agreement in the final plat dedication. If one does not exist, please have a shared use & maintenance agreement created for this shared access and reference it in the final plat dedication.

- 4. **Adherence to comments from Planning, including the following plat comments and conditions found in the technically complete letter dated 3/4/2024:**

General Comments:

- a. Verification of compliance with all applicable development standards will be verified at time of permit.

- b. Street trees and outdoor areas are required. Compliance with street tree requirements and outdoor area standards associated with development of proposed lots pursuant to SMC 17C will be verified prior to approval of Certificate of Occupancy new homes on proposed lots 2-3.
- c. The final city short plat "Shirshin" shall include the signatory statements as prescribed in SMC 17G.080.040(G)(2).
- d. The final city short plat "Shirshin" submittal shall follow all requirements listed in SMC 17G.080.040 F thru I.
- e. The final city short plat "Shirshin" submittal shall follow all requirements listed in SMC 17G.080.070 B thru F.

**The following statements must be in the final plat dedication:**

**As identified in the February 23, 2024, Engineering Memo –**

- I. 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.
- II. 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 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 sanitary sewer system and connected to a public or private water system, complying with the requirements of Development Services and having adequate pressure for domestic and fire uses as determined by the Water and Hydroelectric Services Department and the Fire Department.
- IV. All parking areas and shall be hard surfaced.
- V. 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.
- VI. 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 Stormwater Facilities and the project engineer's recommendations, based on the drainage plan accepted for the final subdivision, have been complied with.
- VII. Slope easements for cut and fill, as deemed necessary by Development Services in accordance with city design standards, are granted along all public rights-of-way.
- VIII. Ten foot utility easements as shown hereon 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.
- IX. Garages shall be a minimum of twenty feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.

**As identified by Planning in the technically complete letter dated March 4, 2024 –**

- X. Street trees are required – compliance will be verified prior to approval of Certificate of Occupancy for each new home.
- XI. 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; general application, final short plat application, the filing fee, one (1) electronic copy of the proposed Final City Short Plat and one (1) electronic 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 “Shirshin” Pocket Residential Development Short Plat to Planning & Development for their and other Departments’ review and approval. All 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. Three (3) 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 THIS DECISION IS THE 4th DAY OF MARCH 2024. THE LAST DAY TO APPEAL THIS DECISION IS THE 18<sup>TH</sup> DAY OF June 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 Steven Bafus 509-625-6312 if you have further questions related to procedures or if you need further assistance.

Spencer Gardner, Planning Director

A handwritten signature in blue ink, appearing to read 'Spencer Gardner', written in a cursive style.

Planning and Development

By: Steven Bafus, Assistant Planner  
Planning and Development






# Shirshin PSP Approval Letter 03\_04\_2024

Final Audit Report

2024-03-05

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