



PLANNING & DEVELOPMENT
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LETTER OF APPROVAL

June 3, 2016

John Fisher
Catholic Housing Services of Eastern Washington
12 E. 5th Ave
Spokane, WA 99201

RE: Preliminary "Sisters of Holy Names" City Short Plat File #Z16-241PSP

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 "Sisters of Holy Names" Short Plat File #Z16-241PSP is a preliminary plat proposal of a portion of one parcel into seven lots, located at parcel number 25116.0053;
2. THAT the proposed preliminary "Sisters of Holy Names" 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 "Sisters of Holy Names" Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City's Comprehensive Plan;
4. THAT three public comments were received on the short plat proposal, two in opposition to the proposal based primarily on traffic and loss of wildlife, and a third in support of the housing proposal associated with the plat, but not a part of this approval;
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 "Sisters of Holy Names" Short Plat on June 2nd, 2016 subject to compliance with the following conditions of approval:

1. The name of the Final City Short Plat shall be "Sister of Holy Names" Final City Short Plat, being portions of the Southwest Quarter Section 12, Township 25 North, Range 42 East, W.M., and Southeast Quarter Section 11, Township 25 North, Range 42 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 I and SMC 17G.080.050 H;
4. Final short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
5. Final short plat "Sisters of Holy Names" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
6. An approved Washington Forest Practices Application is required from the Department of Natural Resources prior to any site disturbance;
7. Because the project area is partially within archeological site 45SP262, a permit from the Department of Historic Preservation is required before excavating, removing, or altering Native American human remains or archeological resources;
8. A professional archeological survey must be completed prior to ground disturbing activities, per the Department of Historic Preservation and the Spokane Tribe;
9. The operator of a construction site that disturbs one acre or more of total land area, and which has or will have a discharge of stormwater to a surface water or to a storm sewer must apply for coverage under Department of Ecology's Baseline General Permit for Stormwater Discharges Associated with Construction Activities;

ENGINEERING COMMENTS:

10. The portion of right-of-way to be dedicated to the City of Spokane near the entrance of Elliott CT must be finalized prior to the finalization of the final plat.
11. Please provide enough centerline information on Fort George Wright Drive to establish where the centerline intersection of Fort George Wright and Elliot will be. A monument at this intersection is required to be installed prior to the finalization of the final plat.
12. Centerline monuments must be installed in accordance with the City of Spokane Design Standards Section 3.3-20. These centerline monuments must be installed prior to the final plat being recorded or a \$250.00 deposit per monument is required.
13. Per SMC 17D.050.020.C.5 a court cannot be longer than 600 feet in length. Elliot Drive should continue to the proposed intersection of Holy Names Court before changing to Elliot Court.
14. Addresses will need to be shown on the face of the final plat. Please contact Joeline Eliason at (509) 625-6385 for address permits.

15. Please see the memo addressed to Ali Brast, dated May 02, 2016, from the City's Senior Traffic Planning Engineer, Inga Note, for comments regarding transportation requirements.
16. The developer will be responsible for all costs associated with design and construction of sanitary sewer improvements necessary to serve the proposed plat. The sanitary sewer system shall be designed and constructed in accordance with city standards. Construction plans shall be submitted to the City of Spokane Planning & Development Department 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.
17. Capacity in the sanitary sewer system for this area is limited. The design of the project sewer facilities shall be coordinated with the City of Spokane Wastewater Department
18. The developer will be responsible for all costs associated with the design and construction of water improvements necessary to serve the proposed plat. 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 that pressure relief valve be installed at the developer's expense. Two copies of an overall water plan and hydraulic analysis, along with construction plans shall be submitted to the City of Spokane Planning & Development
19. 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.
20. 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. A surface drainage plan shall be prepared for each lot and shall be submitted to the Planning & Development Department for review and acceptance prior to issuance of a building permit.
21. A geotechnical site characterization (report) and drainage report/plan is required. Please include detailed Civil Plans, which show and clearly delineate existing and proposed sewer, water, drainage structures, drywell types, swale bottom dimensions, property lines, and existing pavement.
22. All stormwater facilities necessary to serve the proposed plat shall be designed and constructed in accordance with City standards. Prior to construction, a grading and drainage plan shall be submitted to the City of Spokane Planning & Development Department for review and acceptance.
23. An erosion / sediment control plan, detailing how dust and runoff will be handled during and after construction, shall be submitted the Planning & Development Department for review and acceptance prior to construction.
24. 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.

25. The developer will be responsible for all costs associated with construction storm water improvements necessary to serve the proposed plat.
26. 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. Sidewalks shall serve each lot.
27. Signing and striping plans, where appropriate, shall be included as part of the design submittal.
28. Street design for the plat shall include supporting geotechnical information on the adequacy of soils underneath to support vehicular design loads.
29. Any grades exceeding 8% must be shown on the preliminary plat.
30. 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. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
31. Construction plans for public street, sewer, water, and storm water systems must be designed by a Professional Engineer, licensed in the State of Washington, and must be submitted to the Planning & Development Department for review and acceptance prior to construction. Plan review fees for sanitary sewer, water, street, and storm water improvements will be determined at the time of plan submittal and must be paid prior to the start of review.
32. In accordance with the City's Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion/sediment control improvements not constructed prior to the approval of the final plat.

STATEMENTS TO BE INCLUDED IN THE DEDICATORY LANGUAGE

33. 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.
34. 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 Developer Services for review and acceptance prior to issuance of a building permit.
35. Slope easements for cut and fill, as deemed necessary by the City of Spokane, 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.
36. Utility easements shown hereon the described plat are dedicated to the City and its permittees for the construction, reconstruction, maintenance and operation of utilities and cable television, together with the right to inspect said utilities and to trim and/or remove brush and trees which may interfere with the construction, maintenance and operation of same.
37. 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 the City of Spokane Planning & Development Department prior to the issuance of any building and/or grading permits.

38. 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 Planning & Development Department.
39. 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.
40. 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.
41. 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 Planning & Development Department.
42. "Dry" utility easements shown on the herein described short plat are hereby dedicated for the use by serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective "Dry" facilities; fiber optics, cable, phone, natural gas and electric. The rights granted herein shall prohibit: Encroachment of drainage swales or '208 structures' when they interfere with the utilization of these easement strips by the serving utilities; Changes in-grade that alter coverage over installed facilities; Installation of water meter boxes; Placement of surface structures of brick, rock or masonry that interfere with the rights granted herein. Utility companies shall also have the right to trim or remove trees, bushes and landscaping, without compensation, that interfere with safe operation and maintenance of facilities. This provision shall not prohibit fences or any lateral crossings of the easement strips with domestic water or sewer lines. If the developer or his 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.
43. 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). Any subsequent proposals on this site may be subject to SEPA review.

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 "Sisters of Holy Names" 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 one 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 nine (9) 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 3rd of June, 2016. **THE DATE OF THE LAST DAY TO APPEAL IS THE 17th day of June, 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 D. Key, Planning Director
Planning and Development

By: Ali Brast, Assistant Planner
Planning and Development