

**STAFF REPORT ON
PRELIMINARY SHORT PLAT APPLICATION FILE NO. Z25-055PSP**

I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

DESCRIPTION OF PROPOSAL: The owner/applicant is proposing to subdivide parcel 25124.0907, addressed as 1821 W Spofford Ave. into four (4) lots with the intent to construct a duplex on each lot. Two lots will front W Spofford Ave and two lots will front W Mission Ave. The applicant will be required to extend the sewer main from N Elm St. to service the proposed lots. This application is processed as a Type II application.

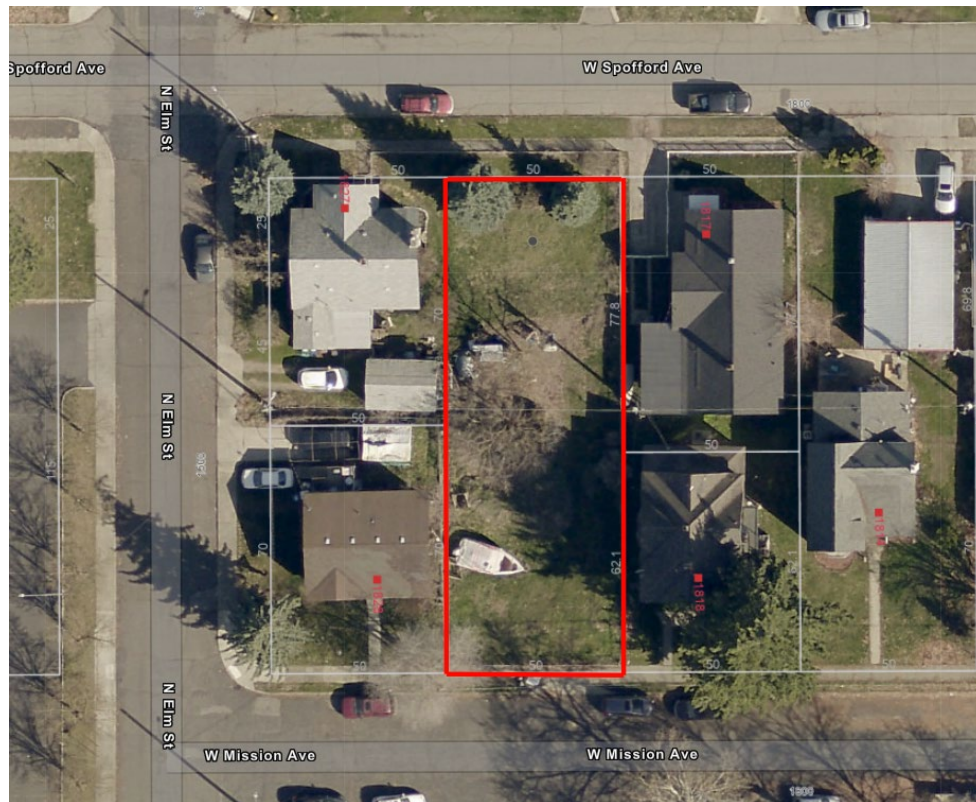
Recommendation: Staff recommends approval of this application, with conditions.

II. GENERAL INFORMATION:

- | | | |
|----|----------------------------|---|
| A. | Applicant/Agent: | Urban Empire Homes, LLC
c/o Randy Palazzo
23403 E Mission Ave. STE. 207
Liberty Lake, WA 99019
509-850-6236 |
| B. | Property Owner: | Same as Applicant |
| C. | Agent: | Same as Applicant |
| D. | Location of Proposal: | 1821 W Spofford Rd., parcel 25124.0907 (SE 1/4, Section 12, Township 25 N, Range 42 E, W.M.) |
| E. | Existing Zoning: | Residential 2 (R2) |
| F. | Land Use Plan Designation: | Residential Plus |
| G. | SEPA Status: | This proposal is exempt from SEPA, per SMC 17E.050.080 |
| H. | Enabling Zoning: | 17G.080.040 Short Subdivisions; 17G.080.025 Decision Criteria; 17G.061.310 Decision Criteria; 17C.111 Residential Zones |
| J. | Staff Contact: | Steven Bafus, Planner II, 509-625-6312
sbafus@spoaknecity.org |

III. FINDINGS OF FACT:

- A. Urban Empire Homes, LLC applied for a Type II preliminary short plat January 15, 2025. The proposal is to subdivide a total of 0.16 acres into four (4) lots for the development of duplexes on each created lot, for a total of eight (8) dwelling units. An extension of public sewer main from N. Elm St. is also proposed to serve these lots.



- B. The project proposal encompasses one parcel, which is shown above located at 1821 W Spofford Rd. (parcel 25124.0907). The subject property is generally bound by W Spofford Ave to the north, W Mission Ave. to the south, and existing residential development to the east and west.
- C. The current zoning of parcel is Residential 2 (R2). Per SMC 17C.111.030(C), *'the R2 zone is a low-intensity residential zone. It allows a range of housing choices built at the general scale and height of detached houses—including both detached and attached homes and middle housing types—but at a slightly larger development intensity than the R1 zone'*.
- D. Per SMC 17A.020.130(J) Middle Housing is defined as, *'A residential development that contains two or more attached, stacked, or clustered dwelling units. Middle housing is compatible in scale, form, and characteristics with individual detached single-unit houses and may include any combination (of) housing types... (A middle housing development could meet more than one building type definition – e.g., it could be both a stacked flat and a triplex.)'*. The proposed duplexes are examples of middle housing types per SMC 17C.020.130(J). Anticipated

development requires separate permits which are reviewed for compliance with all applicable codes adopted at the time of permit.

- E. SMC 17C.111 provides land use standards for residential zones. Per SMC 17C.111.205-1, lots less than two acres do not have a maximum density standard. The number of units allowed on a site is based on the presumption that all site development standards will be met.
- F. The current land use designation of the parcel is Residential Plus. Per the Land Use chapter of the City's Comprehensive Plan;

Uses in the Increased Intensity Residential designation are largely similar in type to low intensity residential areas. However, the overall development scale of those uses should be slightly higher, including possible design allowances like increased lot coverage, height, and other similar design requirements. The intent of Increased Intensity Residential areas is to provide a gradual increase in intensity, height, and overall context as the lower intensity areas transition into the more intense uses found in Centers and Corridors or significant commercial areas.

Residential Plus areas are appropriate whenever predominately lower scale residential is located near or around more intense uses like commercial locations or designated Centers and Corridors. Factors to be considered in designating such areas should include proximity to arterials and collectors, availability of transit, the nearness of more intense development, available capacity in systems and infrastructure, and any other factors that help ensure the proposed land use designation integrates well into the existing built environment.

Development allowed in these areas is expected to be larger in form (height, lot coverage, etc.) than those in the Low Intensity Residential areas, while still maintaining a high level of continuity and consistency between the two less intense residential areas.

- G. Adjacent parcels to the east and west are zoned R2. Parcels to the north and south across W Spofford Ave. and W Mission Ave. respectively are also zoned R2. A broader view of the subject parcel reveals proximity to a variety of zoning designations including Residential Multifamily (RMF) approximately one block to the south, Light Industrial (LI) approximately two blocks to the south, and Centers and Corridors Employment Center (CC-2EC) approximately one block to the east.



- H. Applicable Plan Policies: The land use map designation is Residential Plus per the current Comprehensive Plan Adopted in June 2017 (and subsequent amendment to Chapter 3, Land Use, pursuant to Ordinance C36414).
- I. Applicable zoning regulations include Spokane Municipal Code (SMC) 17G.061 Land Use Application Procedures; 17G.080 Subdivisions; 17C.111 Residential Zones.
- J. Procedural Requirements:
- Application for a Type II Preliminary Short Plat was submitted on January 15, 2025;
 - A Request for Comments notice was sent to Departments and Agencies on January 30, 2025;
 - Applicant was notified on March 20, 2024 that the application was technically complete;
 - A Notice of Application was mailed to properties within 400ft and posted on the subject property on or before March 28, 2025, which began the 15-day public comment period;
 - The Public Comment Period closed on April 14, 2025.

IV. DEPARTMENT REPORTS:

Notice of this proposal was sent to City departments and outside agencies for their review and comments on January 30, 2025 as noted above. Staff received comments from City of Spokane Departments including Engineering Services and Planning.

Commenting agencies included Avista Utilities, Department of Archaeology and Historic Preservations, Fairchild Air Force Base, Spokane Tribe of Indians, and Spokane Regional Clean Air Agency.

Staff and agency comments are included with the file and are made part of this application by reference.

V. PUBLIC COMMENT:

Notice of this proposal was sent to property owners, taxpayers, and tenants/occupants within 400 feet of the subject parcel. One public comment was received by closing of public comment period on April 14, 2025.

The public comment received was from the occupant at 1817 W Spofford Ave., adjacent to the subject property. The occupant expressed concern over the sewer connection of their dwelling and that of the dwelling at 1818 W Mission Ave as they both have private sewer lines that cross the Plattor's property. The sewer system for 1817 W Spofford Ave has apparently failed somewhere on the Plattor's property, seemingly unrelated to this project. City of Spokane Development Services Center (DSC) Engineering staff have guided the applicant to work with this occupant directly to remedy the situation. In order to serve sewer to this plat, the applicant will be required to extend the existing sewer main east along Spofford. The existing sewer services for 1817 W Spofford and 1818 W Mission will likely need to be dealt with during the construction of this new main extension.

VI. CONCLUSIONS:

The Spokane Municipal Code has established decision criteria for these proposals – decision criteria are found in 17G.061.310. The following is staff's independent analysis of the proposed preliminary short plat taking into consideration these decision criteria.

SMC 17G.061.310 Decision Criteria

1. *The proposal is allowed under the provisions of the land use codes. SMC 17G.061.310(C)(1)*

Relevant Facts: The proposal is for the subdivision of one parcel into four (4) lots with intention to construct a total of eight (8) dwelling units located in the R2 zone. The R2 zone is a low-intensity residential zone, allowing for a range of housing choices built at the general scale and height of detached housing. This includes both detached and attached homes and middle housing types, but at a slightly larger development intensity than the R1 zone. The proposed development of duplexes meets the definition of Middle Housing per SMC 17A.020.120(J).

In the R2 zone, there is no maximum number of lots or dwelling units for parcels two acres and less per SMC 17C.111.205-1 and SMC 17C.111.210.

The R2 zone is applied to areas that are designated Residential Plus on the land use plan map of the comprehensive plan.

Staff Discussion: The proposal is permitted in accordance with SMC 17G.080.040 – Short Subdivisions and SMC 17C.111 – Residential Zones.

Construction specific details such as design standards, setbacks, lot coverage, height, parking, etc. will be reviewed for compliance with applicable codes at time of building permit submittal.

Staff finds this criterion is met.

2. *The proposal is consistent with the comprehensive plan designation and goals, objectives, and policies for the property. SMC 17G.061.310(C)(2)*

Relevant Facts:

In the City's Comprehensive Plan:

Policy LU 1.3 Lower Intensity residential Areas states – *Focus a range of lower intensity residential uses in every neighborhood while ensuring that new development complements existing development and the form and function of the area in which it is located.*

Policy LU 1.12 Public Facilities and Services states – *Ensure that public facilities and services system are adequate to accommodate proposed development before permitting development to occur.*

Policy LU 3.6 Compact Residential Patterns states – *Allow more compact and affordable housing in all neighborhoods, in accordance with design guidelines.*

Policy LU 3.7 Maximum and Minimum Lot Sizes states – *Prescribe maximum, as well as minimum lot size standards to achieve the desired residential density for all areas of the City.*

Policy LU 4.4 Connections states – *Form a well-connected network which provides safe, direct, and convenient access for all users, including pedestrians, bicycles, and automobiles, through site design for new development and redevelopment.*

Goal LU5 Development Character states – *Promote development in a manner that is attractive, complementary, and compatible with other land uses.*

Policy LU 5.1 Built and Natural Environment states – *Ensure that developments are sensitive to the built and natural environment by providing adequate impact mitigation to maintain and enhance quality of life.*

Policy LU5.2 Environmental Quality Enhancement states – *Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.*

Policy LU 5.5 Complementary Development states – *Ensure that infill and redevelopment projects are well-designed and complement surrounding uses and building types.*

Policy LU 8.1 Role of Urban Growth Areas states – *Limit urban sprawl by encouraging development in urban areas where adequate public facilities exist or where such facilities can be more efficiently provided.*

Policy H1.4 Use of Existing Infrastructure states – *Direct new residential development into areas where community and human public services and facilities are available.*

Policy H1.11 Access to Transportation states – *Encourage housing that provides easy access to public transit and other efficient modes of transportation.*

Policy H1.18 Distribution of Housing Options states – *Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.*

Policy H2.4 Linking Housing with Other Uses states – *Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.*

Policy DP 1.2 Building and Site Design states – *Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.*

Policy DP 2.12 Infill Development states – *Encourage infill construction and area redevelopment that complement and reinforce positive commercial and residential character.*

Policy DP 2.15 Urban Trees and Landscape Areas states – *Maintain, improve, and increase the number of street trees and planted areas in the urban environment.*

Policy DP 2.6 Building and Site Design states – *Ensure that a particular development is thoughtful in design, improves the quality and characteristics of the immediate neighborhood, responds to the site's unique features - including topography, hydrology, and microclimate - and considers intensity of use.*

Staff Discussion: The Spokane Comprehensive Plan adopted June 2017 (and subsequent amendment to Chapter 3, Land Use, pursuant to Ordinance C36414) designates the subject property as Residential Plus which allows residential uses in the R2 zone.

The proposal is consistent with multiple goals and policies of the Spokane Comprehensive plan including, but not limited to the Land Use, Housing, and Urban Design Chapters. The above selections from the City's Comprehensive Plan does not represent an exhaustive list of goals and policies but is intended to illustrate the proposals consistency with the City's adopted comprehensive plan.

Staff finds this criterion is met.

3. *The proposal meets the concurrency requirements of chapter 17D.010 SMC. (SMC 17G.061.310(C)(3))*

Relevant Facts: The application was circulated amongst all City departments and outside agencies with jurisdiction on January 30, 2025 as identified above. There were no departments or agencies that reported that concurrency could not be achieved.

Staff Discussion: There were no comments received from city departments or outside agencies stating this proposal does not meet concurrency requirements.

Staff finds this criterion is met.

4. *If approval of a site plan is required, the 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, historic or cultural features. SMC 17G.061.310(C)(4)*

Relevant Facts: The site is suitable for development according to all city departments that commented.

The subject parcel was originally platted at approximately 50' wide and 140' deep with frontage to both W Spofford Ave. to the north and W Mission Ave to the south. Per SMC Table 17C.111.205-1, the minimum lot depth in the R2 zone is 40' with a minimum lot width of 15'. This plat proposes four (4) lots, at approximately 25' wide and 70' deep each. The proposed preliminary short plat shows lots that meet standards defined in SMC 17C.111.

Staff Discussion: City departments and agencies with jurisdiction reviewed the application and other technical documents for physical characteristics of the property. No comments were received indicating that the site is unsuitable for development.

Staff finds that this criterion is met.

5. *The proposal will not have a significant adverse impact on the environment or the surrounding properties, and if necessary conditions can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use.*

Relevant Facts: An application and technical documents were reviewed and routed by the City of Spokane. Applicable findings and recommendations are incorporated into the conditions for this proposal.

Any development on the parcels created via the platting action will be reviewed by the Development Services Center staff and other city departments as applicable to ensure that each new unit/structure meets all required development standards. These standards include, but are not limited to, land use standards, engineering standards, utility standards, and building and fire code standards.

Staff Comment: City departments and agencies with jurisdiction reviewed the application and other technical documents for physical characteristics of the property. No comments were received indicating that the proposal will have significant impact on the environment or the surrounding properties. Additionally, this project is exempt from SEPA per SMC 17E.050.080.

Staff finds that this criterion is met.**Subdivisions Decision Criteria 17G.080.025(C)(1-10):**

The proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

- a. *public health, safety and welfare;*

The City Fire and Police Departments were given the opportunity to review this proposal. No

comments were received from either department.

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 and the Fire Department.

b. open spaces;

Short plats are not required to provide public open space, and no public open space is proposed as part of this land use application. Each unit is required to provide private outdoor areas per SMC 17C.111.310. Required outdoor areas will be evaluated for compliance with adopted codes at time of building permits.

c. drainage ways;

All stormwater and surface drainage generated onsite shall be disposed of onsite 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.

Ten foot utility and drainage 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.

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 “Storm water facilities”, the Spokane Regional Stormwater Manual, Special Drainage Districts, and City Design Standards have been complied with. 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.

Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.

d. streets, roads, alleys and other public ways;

The subject site fronts both W Spofford Ave. and W Mission Ave, both of which are classified as an Urban Local Access Streets. Both streets provide access to N Ash St, an Urban Principal Arterial approximately two blocks to the east. Additionally, N Elm St. and N Oak St. flank the block and provide access to W Maxwell Ave., an Urban Minor Arterial approximately two blocks to the south.

The existing approach accessing Mission must be removed and replaced with full height curb and sidewalk prior to final plat finalization.

e. transit stops;

Spokane Transit Authority (STA) provides route 36 with a bus stop located at the intersection of W Maxwell Ave. and N Elm St., approximately 0.1 mile from the subject site. Additionally, routes 22 & 23 along the Maple and Ash corridor, provides a bus stop at the intersection of W Maxwell Ave. and N Ash St., approximately 0.2 mile from the subject site.

STA works independently with private property owners to address improvements to STA facilities that may impact private development sites. Any coordination with the city that may be necessary and/or required permits associated with transit improvements are addressed outside of platting actions. STA did not offer any comments on this proposal.

f. *potable water supplies;*

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 Development Services Center and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department.

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. *sanitary wastes;*

Only City water and sanitary sewer systems shall serve the plat; the use of individual onsite waste disposal systems and private wells is prohibited.

Construction plans for the public sewer main extension must be designed by a Professional Engineer, licensed in the State of Washington, and submitted to Development Services for review and acceptance prior to construction.

- I. Plan review fees for the sanitary sewer main, will be determined at the time of plan submittal and must be paid prior to the start of review.
- II. The sewer main and services to each lot must be constructed prior to final plat completion.
- III. Any sewer service lines crossing parcel lines must be protected by easements.
- IV. The existing shared sewer service for 1817 W Spofford and 1818 W Mission will likely need to be dealt with during the construction of this new main extension. Hooking these properties to the new main could prove to be the most feasible solution

h. *parks, recreation, and playgrounds;*

This proposal does not require the applicant to provide any public open space nor are any shown on the proposed plans. However, A.M Cannon Park and Aquatic Center is one block to the west of the subject site. The Parks Department did not offer any comments on this proposal.

i. *schools and school grounds;*

The site is located within the Spokane Schools District 81. There are no provisions for public schools or school grounds as a part of this proposal. School District 81 did not provide any comments on this proposal.

j. *sidewalks, pathways and other features that assure safe walking conditions.*

As mentioned, this site fronts both W Spofford Ave and W Mission Ave., both of which are improved with separated pedestrian sidewalks.

At least one walking connection is required between each building and the sidewalk. For each ground floor unit with a separate entry, separate walking connections are required for each ground floor unit.

At least one walking connection is required between each unit and its designated garbage and recycling area.

Staff finds that this criterion is met.

VI. RECOMMENDATION

TO APPROVE the Preliminary Short Plat of four (4) lots in order to construct a total of eight (8) dwelling units on a 0.16-acre site on parcel 25124.0907, addressed as 1821 W Spofford Avenue, substantially in conformance with the application, plans, drawing, illustrations, and/or specifications on file in the Planning and Development Services Center; and the following conditions of approval:

1. Adhere to any additional performance and development standards documented in comment or required by City of Spokane, Spokane County Washington State, and any Federal agency.
2. In compliance with Planning Department comments found in the Technically Complete letter dated March 20, 2025:

Comments to be addressed prior to Final Plat Approval: (Additional comments may need to be added to the final plat and will be determined during final plat review.)

- a. Please make sure that the final plat submittal includes a vicinity map at a scale where road names are legible.
- b. Please remove Table 17C.111.205-2 from the map page. Lot sizes have been reviewed and plat specific language will be required on the final plat regarding development of lots after final plat.
- c. The existing approach on W. Mission Ave will need to be removed and replaced with city standards curb and sidewalk as no off-street parking is permitted under this plat (also noted by Engineering staff).
- d. Minimum side yard setback for lots 40' wide or less is 3'. Building setbacks will be verified at time of building permit.
- e. Provide width of N Elm St. right-of-way.
- f. Corrections to title block:
 - i. Please remove address and parcel number. New addresses and parcel numbers will be assigned as part of the plating and recording process.
 - ii. Please remove lot and block.
 - iii. Please correct section township range to SW ¼ OF THE SE ¼, S.12, T.25N., R.42E., W.M.

General Comments and Conditions: (Additional general comments and conditions may need to be added to the final plat and will be determined during final plat review.)

- a. Verification of compliance with all applicable development standards will be verified at time of permit.
- b. Street trees and landscaping are required – compliance with street tree requirements and landscape standards associated with subdivision and development of proposed lots pursuant to Ordinance No. C36232 (or subsequently adopted permanent code in SMC 17C as applicable) will be verified prior to approval of Certificate of Occupancy for future new structures on proposed new lots 1-4.
- c. Final Short Plat Map Requirements are found in SMC 17G.080.040(F thru I), SMC 17G.080.050(H) and 17G.080.070 (B thru F).
- d. The Final Plat shall include the signatory statements as prescribed in SMC 17G.080.040(G)(2).
- e. A final short plat shall contain all the information required of the preliminary plat, except the following:
 - i. Show existing buildings
 - ii. Show existing utility lines and underground structures
 - iii. Show the topographical elevations; or
 - iv. Contain the names and addresses of adjoining landowners.
- f. The drawing shall:
 - i. be a legibly drawn, printed, or reproduced permanent map;

- ii. if more than one sheet is required, each sheet shall show sheet numbers for the total sheets;
 - iii. have margins that comply with the standards of the Spokane county auditor;
 - iv. show in dashed lines the existing plat being replatted, if applicable;
 - v. show monuments in accordance with SMC 17G.080.020(F);
 - vi. include any other information required by the conditions of approval; and
 - vii. include any special statements of approval required from governmental agencies.
- 3. In compliance with the Engineering Department Memo dated February 13, 2025:
 - a. All easements whether existing or proposed, must be shown on the face of the final plat.
 - b. The existing approach accessing Mission must be removed and replaced with full height curb and sidewalk prior to final plat finalization.
 - c. 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.
 - d. Construction plans for the public sewer main extension must be designed by a Professional Engineer, licensed in the State of Washington, and submitted to Development Services for review and acceptance prior to construction.
 - i. Plan review fees for the sanitary sewer main, will be determined at the time of plan submittal and must be paid prior to the start of review.
 - ii. The sewer main and services to each lot must be constructed prior to final plat completion.
 - iii. Any sewer service lines crossing parcel lines must be protected by easements.
 - iv. The existing shared sewer service for 1817 W Spofford and 1818 W Mission will likely need to be dealt with during the construction of this new main extension. Hooking these properties to the new main could prove to be the most feasible solution.
- 4. In compliance with the Avista Utilities email dated February 13, 2025
 - a. Please show the location with the existing easement for overhead power (located in the middle of lot 5), recording number #931973A. Any buildings will need to be 10'ft away from the power line.
 - b. Dedication statements provided by Avista Utilities provided below.
- 5. The Following statements will be required in the dedication of the final plat (additional statements may need to be added to the final plat and will be determined during final plat review).
 - a. All stormwater and surface drainage generated onsite shall be disposed of onsite 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.
 - b. Ten foot utility and drainage 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.
 - c. Development of the subject property, including grading and filling, are required to follow an erosion and sediment control plan that has been submitted to and accepted by the Development Services Center prior to the issuance of any building and/or grading permits.

- d. 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 “Storm water facilities”, the Spokane Regional Stormwater Manual, Special Drainage Districts, and City Design Standards have been complied with. 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.
- e. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
- f. Only City water and sanitary sewer systems shall serve the plat; the use of individual onsite sanitary waste disposal systems and private wells is prohibited.
- g. 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 and the Fire Department.
- h. Slope easements for cut and fill, as deemed necessary by Development Services 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.
- i. Off-street parking not permissible. Curb cuts shall not be permitted for vehicular access from Spofford Ave. to lots 1 & 2 and from Mission Ave. to lots 3 & 4. Vehicular access shall be physically blocked to prevent onsite parking.
- j. Street trees are required – compliance will be verified prior to approval of Certificate of Occupancy for each new home.
- k. 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.
- l. Pursuant to SMC 17C.111 Residential Zones, four (4) lots are approved for an 8-unit “duplex” development, two residential units per lot, as shown on the face of preliminary plat.
- m. Easements for utilities as shown hereon are hereby granted over the rights-of-way for the private streets and adjoining said streets and its permitted serving utilities for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade to above and below installed facilities and the right to prohibit, trim and/or remove trees, bushes, landscaping, without compensation and to prohibit brick, rock or masonry structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. Storm drain dry wells and Water Meter boxes shall not be placed within the easements; however, lateral crossings by storm drain, water and sewer lines are permitted.
- n. Should any utility trench be excavated beyond the limits of the easement(s) created under the easement and/or maintenance agreement, or the utility easement(s) dedicated in this plat, the applicable easement(s) shall be deemed amended and modified such that the easement covers the actual physical location of the installed utilities.
- o. Notwithstanding anything above or in the easement and/or maintenance agreements to the contrary, no utility easement created by dedication in this plat or under the easement and/or maintenance agreements may be relocated or materially amended without the consent of any serving utility company that have then installed a utility or facility within any portion of the easement to be relocated or so amended.

- p. Serving Utility companies are also granted the right to install utilities across border easements and future acquisition areas.
- q. Serving utility companies reserve the right to cross common areas, open spaces and tracts.
- r. The property owner shall not construct, place or maintain any building or structure within the Utility Easement Area that may interfere with Avista's rights or with safe operation of the Facilities or that are not in compliance with all safety and building codes, regulations and laws.
- s. Property owners, developers, architects, and others who are involved with the development or re-development of lands near high voltage, electric transmission lines should be aware of certain precautions. For information related to your specific situation, please contact Avista at 1-800-727-9170.

Time Limitations.

The Type II Preliminary Short Plat applications becomes void five years after the effective date of the Planning Services Director's decision without the submission of a final short plat application unless the Planning Services Director authorizes an extension of time. No land within the boundaries of a short subdivision may be further divided in any manner which will create additional lots within a period of five years except by subdivision in accordance with SMC 17G.080.050.

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 17th DAY OF APRIL 2025. **THE LAST DAY TO APPEAL THIS DECISION IS THE 1ST DAY OF MAY 2025, 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.

Sincerely,



Spencer Gardner
Planning and Development

By: Steven Bafus, Planner
Planning and Development






Z25-055PSP Staff Report and Decision 4_17_25

Final Audit Report

2025-04-17

Created:	2025-04-17
By:	Emily King (eking@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAF9ArQhyJqIXKtd5RahmxVZXluqS4aa3S

"Z25-055PSP Staff Report and Decision 4_17_25" History

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