

January 28, 2025

Whipple Consulting Engineers, Inc.
c/o Todd Whipple
21 S Pines Rd
Spokane Valley, WA 99224

RE: Review of File # Z23-044PPUD– Victory Heights Preliminary Long Plat/PUD

Dear Mr. Whipple,

This letter is to inform you that the application materials for the above-mentioned preliminary plat were found to be technically complete, based on a review required under Spokane Municipal Code (SMC) 17G.061.120, Determination of a Complete Application. The application can now move forward to Public Hearing.

The following items shall be conditions of the plat and must be satisfied prior to approval of the final plat. In addition to these plat comments, please refer to the MDNS for Environmental Mitigations that apply to this plat.:

Transportation:

1. Consistent with the City's Bicycle Plan the frontage improvements along Thorpe Road shall consist of a 10 foot shared-use pathway in lieu of bike lanes and sidewalk. In order to provide a complete transportation route for the PUD the applicant shall construct the pathway along the frontage of the Avista-owned parcels and the frontage of parcel #25351.0009. Side pathway connections into the PUD should be provided wherever feasible.
2. Concurrent with construction of the shared-use pathway fronting Phases 1 and 2 on Thorpe, the applicant shall design and construct an enhanced crosswalk on the west leg of the Thorpe Road / Westwood Lane intersection. The enhanced crosswalk shall include a hardwired RRFB system along with approach side illumination. The project shall also construct pathway on the north side of Thorpe between the crosswalk and Westwood Lane, providing a continuous non-motorized route to the sidewalk in the tunnel.
3. 41st Avenue and Tunis Drive will be classified as low level arterials. A westbound left-turn pocket is required on Thorpe Road at Tunis Drive. The road sections for 41st Avenue and Tunis Drive shall be discussed with City staff prior to final plat to determine where bike lanes or shared-use pathways are needed to serve the residents.
4. Per SMC 17G.070.145.B.5 and SMC 17H.010.030, street stubs shall be provided to adjacent undeveloped parcels. While the preliminary plat shows several stub locations, additional connections may be required at final plat to the DNR property or other adjoining parcels to ensure good circulation throughout the area.

Engineering:

1. Per SMC 17H.010.130, "new alleys shall have a paved width of at least 12 feet and a clear width of at least 20 feet. The 20 foot width shall not be obstructed in any manner, including parking of vehicles, fences or utility structures. If dry utilities are proposed to be in the alley along with sewer

and water, a wider alley section shall be required to meet minimum separation requirements.

- a) Alley sections shall be crown sections. Sections shall be clearly displayed on the construction plans. Drainage for any proposed alleys shall be included in the design of the alleys and streets.
- b) Alleys that serve as a primary access or as a fire access must have a paved width of at least 20 feet. Garage setbacks must be at least 20 feet from the alley. Unless specifically approved by the city Fire Department, alleys are not considered a fire access.
- c) The City does not maintain alleys. Snow plowing and other maintenance activities must be performed privately by residents or under the jurisdiction of an HOA, or like entity, established for this plat.

Phasing Restrictions:

1. Victory Heights as an infill development will add an anticipated significant sewer load on the Thorpe sewer system, Latah Creek Siphon and Clarke Lift Station. Please review the Latah Creek Siphon Capacity Assessment memo (Jacobs 2022) and Clarke Lift Station Capacity Assessment Memo (Jacobs 2023). This development will utilize a portion of the remaining Latah siphon capacity and a significant portion of the Clarke Lift Station capacity. The Latah siphon and Clarke Lift Station projects are within the 6 Year Capital Program in 2027. These are complicated projects that will face funding and scheduling challenges. City reserves the right to review sewer flow usage at 50% development occupancy to confirm remaining available sewer capacity. If the noted sewer facilities are nearing capacity at the time of 50% occupancy, and the siphon and lift station remain in the 6 year CIP, the applicant and City will evaluate facility needs at that time to determine the proportionate share of financial burden on the remainder of the project and to expedite the construction completion date.

General Comments to be addressed during Final Plat Review:

Engineering:

1. There are three existing "temporary" water taps off the transmission main in Thorpe serving parcels 25351.0601, 25351.0602, and 25351.0603. These taps will need to be disconnected prior to final plat.
2. All easements, existing or proposed, must be shown on the face of the final plat. If blanket in nature, they must be referenced in a Surveyor's Note.
3. Please provide clarification for the intents of all Tracts (e.g., open space, stormwater treatment, stormwater disposal, ownership, etc.) as well as the party responsible for maintaining said tracts.
4. Lot plans, following the criteria outlined in the Spokane Regional Stormwater Manual Appendix 3C, must be submitted for review.
5. All water and sewer service connections must front the lot they are to serve. Offset connections will not be allowed. Any unused water service connections shall be killed and capped at the main. All punch list, utility installations, and pavement removal and replacement shall be complete and approved by the City before any bonds are released.
6. Addresses must be shown on the final plat. Addresses will be required prior to applying for sewer service and/or water service tap permits. Address permits can be applied for by emailing a request, with the latest version of the plat, to addressing@spokanecity.org. Please allow adequate time for addresses to be developed prior to applying for sewer/water service permits.
7. Construction plans for water and sewer main extensions must be designed by a Professional Engineer (licensed in Washington) and must follow City drafting and design standards. A water and sewer capacity study per City of Spokane standards shall show City system improvements that will be required depending upon the timing of the development and anticipated demands.
8. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Stormwater Facilities", the 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.

- a. The proposed plat is located within a High Critical Aquifer Recharge Area and is considered to have moderate susceptibility for groundwater contamination.
 - b. The proposed plat includes wetland designated area which shall be administered in accordance with SMC 17E.070 "Wetlands Protection".
 - c. 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, 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 Engineering Services – Development Services for review and acceptance prior to issuance of a building permit.
 - d. Lot plans, per Appendix D of the Spokane Regional Stormwater Manual, shall be submitted along with the civil engineered plans.
9. All stormwater facilities necessary to serve the proposed plat shall be designed and constructed in accordance with City standards. The access to Tract A looks quite steep. Grades exceeding 8% will require a Design Deviation Request with supporting justification that must be signed by the Director of Engineering Services prior to construction.
- e. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
 - f. An erosion / sediment control plan, detailing how dust and runoff will be handled during and after construction, shall be submitted to Development Services for review and acceptance prior to construction.
 - g. If drywells are utilized, they will be tested to ensure 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.
 - h. The developer will be responsible for all costs associated with constructing storm water improvements necessary to serve the proposed plat.
10. 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.
- i. Signing and striping plans, where appropriate, shall be included as part of the design submittal.
 - a. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
 - b. Any grades exceeding 8% must be shown on the preliminary plat.
 - c. Garages shall be a minimum of 20 feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
 - d. 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.
 - e. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.

- f. 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 submitted to Development Services for review and acceptance prior to construction.
 - g. Per Section 17H.010.110 Hillside Development in steep, hillside areas, a reduced street cross section may be allowed if the cross slope is at least 15 percent and lots will be developed on only one side of the street. In such cases, waiver of one sidewalk and pedestrian buffer strip may be granted at the discretion of the Director of Engineering Services, provided that no lots access the omitted side. Additionally, on street parking may be omitted on one side to allow for a narrower street width.
 11. Generally, all new local access streets shall provide on-street parking on both sides of the street. Parking may be omitted from one side of a residential street in the following situations:
 - a. Hillside developments as described in SMC 17H.010.110 where lots are developed on only one side of the street.
 - b. Neighborhoods where garage access is provided from alleys and driveway access to the street is restricted.
 - c. The side of a street adjacent to side yards, rear yards, or common areas such as stormwater facilities. Parking may not be omitted adjacent to parks or other recreational facilities.
6. Per Section 17H.010.180 Sidewalks:
 - a. Sidewalks shall be located on both sides of the street for all public and private streets.
 - b. Sidewalk shall be constructed around the bulb of cul-de-sacs so that every lot is served by a sidewalk.
7. Per Section 17H.010.190 Pedestrian Buffer Strips:
 - a. Pedestrian buffer strips are required on both sides of all streets between the sidewalk and the curb. The width and type of pedestrian buffer strip for each street shall comply with the requirements of the comprehensive plan and the city's design standards.
 - b. Planted strips are required on residential local access streets. A minimum three-foot wide concrete pedestrian buffer strip may be allowed in place of the planted strip for certain land uses such as churches and schools that require passenger loading and unloading. These will be evaluated on a case-by-case basis and allowed at the discretion of the Director of Engineering Services.
 - c. In situations where a separation between the sidewalk and the street is constrained by topography, narrow right-of-way or existing development, a variance from this standard may be granted by the Director of Engineering Services.
 - d. In cases where sidewalk has been omitted on one side of the street, the pedestrian buffer strip may also be omitted on that side.
 - e. Pedestrian buffer strips may be omitted around the bulb of cul-de-sacs.
8. 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.
9. All Tracts within the boundaries of this proposed plat will be maintained by a Homeowners' Association established for this development. Said stormwater facilities will be operated and maintained in accordance with an operation and maintenance manual written by a licensed engineer in the State of Washington.
10. A \$250.00 deposit will be required for each monument to be installed as part of the final plat.
11. Civil engineered plans and profiles shall use NAVD88 datum (City of Spokane datum minus 13.13 feet).
12. 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

approval of the final plat.

13. Preapproved road names shall be identified on plat documents at the time of Final Plat submittal.

a. Per Section 17D.050A.060 Roadway Naming Standards:

- i. Duplicate roadway names will not be allowed. Any roadway name shall not duplicate any county roadway names unless the new roadway is in alignment with the existing county roadway.
- ii. Roadways with the same root name but different suffix (that are not in reasonable alignment with the existing roadway) will be considered as a duplicate roadway name, e.g., Chesterfield Drive or Chesterfield Lane and thus disallowed.

Spokane Transit Authority:

1. Spokane Transit currently does not provide fixed route transit service to the project site. While there are no current plans for fixed route service to the project area, Thorpe Road may be a candidate for bus service in the future. As plans progress, please identify prospective locations for future bus stops near Thorpe Road that can be added later in a way without dramatically altering stormwater swales or other features in the right of way. Please coordinate sidewalk plans to ensure an ADA boarding and alighting pad is adjacent to the roadway.

Planning:

1. Outside of specific standards approved through this PUD application (described in the application materials) structures approved for development within this PUD plat will be reviewed under SMC.17C.110 (pre 2024 version of Spokane Municipal Code Land Use Standards). All applicable development and design standards of 17C.110 shall apply at the time of building permit submittal. If the applicant chooses to follow the standards of the current permanent code at the time of building permit submittal, the applicant may choose to meet all applicable development and design standards in its entirety. Mixing of the two sets of regulations will not be permitted.
2. The proposal currently does not show impacts to the existing wetlands or associated buffer, but any action taken pursuant to SMC Chapter 17E.070 shall result in equivalent or greater functions and values of the critical areas associated with the proposed action, as determined by the best available science. All actions and developments shall be designed and constructed in accordance with mitigation sequencing to avoid, minimize and restore all adverse impacts before restoration and compensation of impacts will be allowed. No activity or use shall be allowed that results in a net loss of the functions or values of critical areas.
 - a. According to the Wetland delineation report produced by Biology Soil and Water, Inc. dated 12/23/2022, one wetland was identified and delineated in the NE corner of the property about 100 west of the railroad tracks that define the east boundary of the site. The wetland has a category 3 rating, a total function score of 18 points, and a habitat function score of 7 points, resulting in a 150ft buffer.
 - b. According to the Wetland delineation report produced by Biology Soil and Water, Inc. dated 12/23/2022, a second wetland was identified and delineated about 120 feet east of the railroad tracks on adjacent property that is not part of this plat. The wetland is also a category 3 rating with a total function score of 18 points and a habitat function score of 8 points, resulting in a buffer width of 200 feet.
3. The PUD overlay zone must be adopted by Spokane City Council prior to final plat approval.
4. A final landscape plan will be reviewed and approved as part of the final plat process. Street trees are required.

Avista Utilities:

1. Proposed utility easements shown on the preliminary plat map shall be shown on the final plat map. This is in reference to the 10-foot “dry” utility easement along the frontage of all lots.
2. All lots only abutting an alley for access and frontage shall accommodate for a 10-foot “dry” utility easement adjacent to the alley right-of-way along the lot’s frontage.
 - a. Phase 1; Lots 1-22 of Block 2 and Lots 1-21 of Block 3
 - b. Phase 3; Lots 1-12 of Block 2 and Lots 1-23 of Block 3
3. Existing services on Parcel No. 25351.0001 and 25351.0004 will need to be removed before final platting.
4. There are existing services located on Parcel No. 25351.0004 per easement AFN 7711040075, which shall remain and adhere to said easement. Show existing easement location on preliminary plat map.
5. Developer shall request an open ditch inspection from Avista Real Estate Department (509) 495-2325 prior to utility placement to verify utilities are being placed within the easement(s) shown on the preliminary plat.

Spokane Fire Department:

1. Parts of the development will be in the WUI Interface or Intermix areas, depending upon what phase the project is in. The WUI requirements will be enforced for this project.
2. Fire hydrant spacing will need to follow the SMC amended Fire Code.
3. Building permits will not be approved until the street and utilities for the lot are constructed, inspected, and approved.
4. Water supply will need to be reviewed as pressure and capacity are questionable for the south part of the development for fire flow.
5. Residential units on the upper area (south) shall be equipped with fire sprinklers unless two access roads that meet the IFC are provided.

Spokane Tribe of Indians:

1. 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

Spokane Regional Health District:

1. All demolition/construction debris must be transported to a licensed solid waste disposal facility. No on-site burning or burying of debris will be allowed.
2. If the site of the proposed project requires fill or grading, and clean soil or rock are used, no action is required by the Health District. If the fill will include inert waste such as concrete or asphalt it shall not exceed 250 cubic yards without obtaining an inert waste landfill permit. Sites requiring an inert waste landfill permit shall comply with WAC 173-350-410. Any other regulated solid waste placed on the site shall meet the requirements of the Chapter 173-350 WAC.
3. Inert wastes such as concrete can be utilized if crushed, rendered, or processed into an engineered specified aggregate material in accordance with ASTM standards and it is certified and signed by an engineer licensed in the state of Washington.
4. Please be advised that any on-site septic disposal system for a property that will be connected to the municipal sewer must be decommissioned in accordance with Chapter 246-272A WAC Section 300, Abandonment. Any existing on-site septic systems that will continue to be actively used must abide to all minimum setback requirements as specified in WAC 246-272A-0210 Location. Table IV, Minimum Horizontal Separations.

5. Any on-site drinking water or irrigation well on the subject property that is no further in use must be decommissioned in accordance with Chapter 173-160 WAC Section 381 Standards for decommissioning a well.

Department of Ecology:

Hazardous Waste and Toxics Reduction Program

Please keep in mind that during the construction activities associated with the Victory Heights Planned Unit Development project, some construction-related wastes produced may qualify as dangerous wastes in Washington State. Some of these wastes include:

- Absorbent material
- Aerosol cans
- Asbestos-containing materials
- Lead-containing materials
- PCB-containing light ballasts
- Waste paint
- Waste paint thinner
- Sanding dust
- Treated wood

You may find a more comprehensive list, as well as a link to identify and designate your wastes on the Common Construction and Demolition Wastes website.

The applicant, as the facility generating the waste, bears the responsibility for all construction waste. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste.

For more information and technical assistance, contact Alex Bergh at (509) 385-5539 or via email at Alexandra.Bergh@ecy.wa.gov.

Water Quality Program

Operators of construction sites that disturb one acre or more total area and 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 Construction Stormwater General Permit.

If soil or ground water contamination is known at the site, additional information will be required.

The applicant will be required to submit additional studies and reports including, but not limited to, temporary erosion and sediment control plans, a stormwater pollution prevention plan, a site map depicting sample locations, a list of known contaminants with concentrations and depths found and other information about the contaminants.

If you have questions or need further assistance, please contact Suman Paudel at (509) 601-2124 or via email at suman.paudel@ecy.wa.gov.

Water Resources Program

The water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

For more information, please contact Herm Spangle at (509) 209-3421 or via email at herm.spangle@ecy.wa.gov.

Water Resources Program-Dam Safety Program

Under RCW 90.03.350, a Dam Safety construction permit is required for those dams or ponds that can impound a volume of 10 acre-feet or more of water or other liquids above ground level.

The Victory Heights Planned Unit Development references the construction of stormwater facilities, if this includes impoundments that meet and or exceeds the above referenced criteria you will need to apply for a dam construction permit. To determine if a Dam Safety construction permit is required for your project, the applicant must submit a set of construction plans to:

WA Department of Ecology
Dam Safety Office
P.O. Box 47600
Olympia, WA 98504-7600

For more information, please contact Charlotte Lattimore at (360) 407-6066 or via email at charlotte.lattimore@ecy.wa.gov.

State Environmental Policy Act (SEPA)

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance. For information on the SEPA Process, please contact Cindy Anderson at (509) 655-1541 or via email at Cindy.Anderson@ecy.wa.gov.

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. Street trees are required. Compliance will be verified at time of certificate of occupancy for each new home consistent with the development's approved landscape plan.
5. 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.
6. 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.
7. 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 City of Spokane Development Services for review and acceptance prior to the issuance of a building permit on said lot.
8. No building permit shall be issued for any lot in this subdivision/PUD 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/PUD, have been complied with.
9. Slope easements for cut and fill, as deemed necessary by Development Services in accordance with City Design Standards, are granted along all public right of ways.
10. All street identification and traffic control signs required by this project will be the responsibility of the developer per SMC 17G.080.070.
11. The development of any structures in this plat is subject to review of a geotechnical evaluation for foundation design and to determine suitability and affects from stormwater and/or subsurface runoff and for slope stability. The geotechnical evaluation is required to be performed for each lot with structures and submitted for review and concurrence to the City of Spokane Building Department and Development Services prior to issuance of a building permit.
12. The City of Spokane does not accept responsibility to inspect, and/or maintain the private drainage

easements, nor does the City of Spokane accept any liability for and failure by the lot owner(s) to properly maintain such areas. The City of Spokane is responsible for maintaining storm water facilities located within the public right-of-way as shown in the final plat documents. Maintenance shall include cleaning the structures and pipes.

13. 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
14. Structures approved for development within this PUD plat will be reviewed under SMC.17C.110 (pre 2024 version of Spokane Municipal Code Land Use Standards). All applicable development and design standards of 17C.110 shall apply at the time of building permit submittal. If the applicant chooses to follow the standards of the current permanent code at the time of building permit submittal, the applicant may choose to meet all applicable development and design standards in its entirety. Mixing of the two sets of regulations will not be permitted.
15. Easements for "Dry" utilities (electric, gas, phone, fiber, cable) as shown hereon are hereby granted over the rights-of-way for the private streets and adjoining said streets to the City of Spokane 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 or 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 "Dry" easements; however, lateral crossings by storm drain, water and sewer lines are permitted.
16. Should any utility trench be excavated beyond the limits of the easement(s) created under the easement and 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.
17. Notwithstanding anything above or in the easement and maintenance agreements to the contrary, no utility easement created by dedication in this plat or under the easement and maintenance agreements may be relocated or materially amended without the consent of any serving utility company(ies) that have then installed a utility or facilities within any portion of the easement to be relocated or so amended.
18. Serving Utility companies are also granted the right to install utilities across border easements.
19. Serving utility companies reserve the right to cross common areas, open space areas and tracts.
20. 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.
21. 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.

In addition to these plat comments, please refer to the MDNS for Environmental Mitigations that apply to this plat. If you have any questions regarding these requirements, please let me know by calling 625-6637 or emailing ddebit@spokanecity.org.

Sincerely,

A handwritten signature in black ink that reads "Donna deBit". The signature is written in a cursive, flowing style.

Donna deBit
Senior Planner
City of Spokane

