

October 17, 2023



LETTER OF APPROVAL

Urban Empire Homes LLC
Randy Palazzo
23403 E Mission #207
Liberty Lake, WA 99019

Re: Preliminary "West Mission Ave Townhomes" Short Plat File # Z23-428PSP

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 "West Mission Ave Townhomes" Short Plat File #Z23-428PSP is a two-lot preliminary short plat for the purpose of creating two vacant lots for new development, located at parcel 25132.1126 addressed as 2415 W. Mission Ave.;
2. THAT the proposed preliminary "West Mission Ave Townhomes" 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 "West Mission Ave Townhomes" Short Plat complies with the Spokane Unified Development Code (SMC) Chapters 17C.110, 17C.400, 17G.060, 17G.080, and the City's Comprehensive Plan;
4. THAT the proposed preliminary "West Mission Ave Townhomes" 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 27th, 2022;
5. THAT there are no Local Improvement Districts associated with the parcels included in this platting action;
6. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
7. 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;
8. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
9. THAT the proposed preliminary "Lacrosse Townhomes" Short Plat map included the proposed footprints for a three-unit "attached home" development (one residential units per lot) with lots meeting the minimum dimensional standards listed in Table 17C.400-1 as required under 17C.400.010 Pilot Low-Intensity Residential Development Standards (E.4. Subdivision of Land);
10. THAT "attached housing" is described in 17C.020.010 SMC;
11. THAT structures approved for development under SMC.17C.400 (Ordinance No. C36232) shall meet all applicable development and design standards in accordance with Sections 17C

400.010-.030 at the time of building permit submittal and that if, at the time of building permit submittal, Sections 17C 400.010-.030 are replaced with permanent code, the applicant may choose to meet all applicable development and design standards adopted by Ordinance No. C36232 in its entirety, or all the applicable residential development and design standards listed in SMC 17C in its entirety;

12. THAT pursuant to 17C.405.010, owners may choose how much residential off-street parking to provide for their needs; however, should 17C.405 expire prior to building permit acceptance, structures will be reviewed for compliance with parking standards at time of permit;
13. THAT when on-site parking is developed, all applicable parking development standards must be met;
14. 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 “West Mission Ave Townhomes” Short Plat on October 17, 2023, subject to compliance with the following conditions of approval:

1. The name of the Final City Short Plat shall be **“West Mission Ave Townhomes” Final City Short Plat, being a portion of the Northeast Quarter of the Northwest Quarter Section 13, Township 25 North, Range 42 East W.M., City of Spokane, Spokane County, Washington.**

Note: A file number will be assigned at time of final plat application;

General Comments:

2. Addresses must be shown on the final plat. Address permits can be applied for at the City of Spokane permit center, or by emailing a request to addressing@spokanecity.org, or by calling (509) 625-6999

Access Comments:

3. Access for these lots must be from the alley.
 - a. Approaches will not be allowed accessing Mission Ave.

Utility Comments:

4. Each lot must have its own water and sewer connections to the mains in Mission Ave., or with regard to sewer, connections could be made to the sewer in the alley.
5. Dedicate “dry” utility easement in East and West 3’ parcel line setbacks.
6. Dedicate 8’ “dry” utility easement along North parcel line.
7. Adherence to comments from Planning (see planning memo for additional detail):

General Comments:

- a. Structures approved for development under SMC.17C.400 (Ordinance No. C36232) shall meet all applicable development and design standards in accordance with Sections 17C 400.010-.030 at the time of building permit submittal and that if, at the

time of building permit submittal, Sections 17C 400.010-.030 are replaced with permanent code, the applicant may choose to meet all applicable development and design standards adopted by Ordinance No. C36232 in its entirety, or all the applicable residential development and design standards listed in SMC 17C in its entirety;

- b. Verification of compliance with all applicable development standards will be verified at time of permit.
- c. 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 homes on proposed new parcels A-C.
- d. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H.
- e. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F.

The following comments must be addressed prior to Final Plat Approval:

- a. Remove the bold line type from the parcel to the east of this proposed Short Plat (2409 W. Mission) as this lot is not a part of this Preliminary Short Plat.
- b. Please update the applicant information on the face of the plat.
- c. Please remove Table 17C.110-3 from the face of plat. The lot sizes have been reviewed and plat specific language will be required on the final plat regarding development of lots after final plat.

8. **Final city short plat “West Mission Ave Townhomes” shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;**

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

- a. 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.
- b. 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.
- c. 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.
- d. All parking areas shall be hard surfaced. Driveway connections to Mission Avenue will not be allowed.
- e. 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.

- f. No building permit shall be issued for any lot in this subdivision until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision/PUD, have been complied with.
- g. 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.
- h. Dry Utility easements shown on the herein described short plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground facilities, the right to trim and/or remove trees, bushes, landscaping with no compensation and the right to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. No drainage swales or water meter boxes are allowed within easements with dry utilities, however, lateral crossings are permitted. Serving utility companies are also granted the right to install utilities across private streets, driveways, future acquisition areas, sidewalks and boarder easements.

As identified in the October 10, 2023 Planning Memo -

- i. No curb cuts will be permitted for access to proposed units (required and non-required off-street stalls must be provided from the alley)
 - 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.
9. The following statements are required to be added to either the dedication page or the face of the final plat map as identified by planning:
- a. Pursuant to SMC.17C.400 Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1) via Ordinance No. C36232, two (2) lots (proposed West Mission Avenue Townhomes Parcels A and B) are approved for a 2-unit "attached housing" development (one residential unit per lot) as intention of a 2-unit attached housing" development across two proposed lots is shown on the face of preliminary plat.
 - b. Structures approved for development under SMC.17C.400 (Ordinance No. C36232) shall meet all applicable development and design standards in accordance with Sections 17C 400.010-.030 at the time of building permit submittal. If at the time of building permit submittal Sections 17C 400.010-.030 are replaced with permanent code, the applicant may choose to meet all applicable development and design standards adopted by Ordinance No. C36232 in its entirety, or all the applicable residential development and design standards listed in SMC 17C in its entirety.

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 "West Mission Ave Townhomes" 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.

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. One (1) conformed Mylar of the Final City Short Plat, which bears the Auditor's File Number and Recording Information, with the Planning & Development Director.
2. Four (4) 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 13th DAY OF OCTOBER 2023. THE LAST DAY TO APPEAL THIS DECISION IS THE 31st DAY OF OCTOBER 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 Tavis Schmidt (509) 625-6646 if you have further questions related to procedures or if you need further assistance.



Spencer Gardner, Planning Director
Planning and Development

By: Tavis Schmidt, Assistant Planner
Planning and Development






West Mission PSP Approval Letter_17Oct2023

Final Audit Report

2023-10-17

Created:	2023-10-17
By:	Ryan Benzie (rbenzie@spokanecity.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAF4EXdqBpq1JESXceED6J0vzaicnKR_i6

"West Mission PSP Approval Letter_17Oct2023" History

-  Document created by Ryan Benzie (rbenzie@spokanecity.org)
2023-10-17 - 5:54:29 PM GMT
-  Document emailed to Spencer Gardner (sgardner@spokanecity.org) for signature
2023-10-17 - 5:54:47 PM GMT
-  Email viewed by Spencer Gardner (sgardner@spokanecity.org)
2023-10-17 - 5:59:15 PM GMT
-  Document e-signed by Spencer Gardner (sgardner@spokanecity.org)
Signature Date: 2023-10-17 - 5:59:38 PM GMT - Time Source: server
-  Agreement completed.
2023-10-17 - 5:59:38 PM GMT