

June 29, 2021

Whipple Consulting Engineers, Inc  
21 S Pines Road  
Spokane Valley, WA 99206

## LETTER OF APPROVAL

RE: Preliminary “Woodridge View 2<sup>nd</sup>, 1<sup>st</sup> Addition” City Short Plat File #Z21-048PSP

The Planning Services 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 “Woodridge View 2<sup>nd</sup>, 1<sup>st</sup> Addition” Preliminary Short Plat File #Z21-048PSP is a preliminary plat proposal of a portion of one parcel into six lots and one tract, located at parcel number 26155.0002, adjacent to parcels 26151.4847 and 26151.5105;
2. THAT the proposed “Woodridge View 2<sup>nd</sup>, 1<sup>st</sup> Addition” Preliminary Short Plat is a portion of the previously approved Woodridge 3<sup>rd</sup> Addition Preliminary Long Plat, file number Z19-145PPLT, which was approved by the Hearing Examiner on Feb 12, 2020. The infrastructure associated with the larger Woodridge 3<sup>rd</sup> plat is currently under construction.
3. THAT the proposed “Woodridge View 2<sup>nd</sup>, 1<sup>st</sup> Addition” Preliminary 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;
4. THAT the proposed “Woodridge View 2<sup>nd</sup>, 1<sup>st</sup> Addition” Preliminary Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City’s Comprehensive Plan;
5. THAT one written public comment was received on the proposal expressing concern with the removal of trees, ;
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 subject site is zoned Residential Single-Family;
9. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
10. 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 “Woodridge View 2<sup>nd</sup>, 1<sup>st</sup> Addition” Short Plat on June 25, 2021 subject to compliance with the following conditions of approval:

**The name of the Final City Short Plat shall be “Woodridge View 2<sup>nd</sup>, 1<sup>st</sup> Addition” Final City Short Plat, being a portion of the Northeast Quarter Section 315, Township 26 North, Range 42 East, W.M., City of Spokane, Spokane County, Washington. A file number will be assigned at the time of final application submittal.**

1. Per the written correspondence from the applicant dated May 6, 2021, Tract “A” shall be dedicated to the City of Spokane.
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](mailto:addressing@spokanecity.org), or by calling (509) 625-6999. Please submit a draft copy of the proposed final plat along with the civil drawings to help expedite the addressing process.
3. The developer will be responsible for all costs associated with design and construction of sanitary sewer, water, stormwater, and street improvements necessary to serve the proposed plat.
4. The proposed plat appears to be partially dependent upon utilities being constructed for Woodridge View 3<sup>rd</sup> Addition. Construction plans for water, sewer, stormwater, and streets must be designed and constructed in accordance with City standards and must be submitted to Developer Services for review and acceptances. The water and sewer systems, including individual service connections to each lot, must be constructed, and accepted for service prior to the City Engineer signing the final plat. Also, prior to construction acceptance and prior to the City Engineering signing the final plat, sewer connection cards, as-built drawing, and construction costs must be submitted to the Construction Office.
5. 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 pressure reducing valves be installed at developer expense.
6. 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 the City of Spokane Planning & Development Department for review and acceptance prior to the issuance of a building permit on said lot.
7. Since the proposed plat is located in the Five Mile Special Drainage District, basements are **not** recommended. The development of any below grade structures (including basements) in the plat is subject to review of a geotechnical evaluation for foundation design to determine suitability and affects from stormwater and/or subsurface runoff. The geotechnical evaluation is required to be performed for each lot with below grade level structures and submitted for review and concurrence to the City of Spokane Building Department and Developer Services prior to issuance of a building permit. An overall geotechnical analysis may be performed in lieu of individual lot analyses to determine appropriate construction designs.
8. An erosion / sediment control plan, detailing how dust and runoff will be handled during and after construction, shall be submitted to Developer Services for review and acceptance prior to construction.
9. 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. The use of drywells within special drainage districts may pose potential problems for on-site or adjacent properties because of areas with shallow soil, bedrock near the surface, specific soils, or other geological features.

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.
11. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
12. Any street grades exceeding 8% must be shown on the preliminary plat.
13. Street centerline monuments are required to be installed in the required locations as outlined in Section 3.3-20 of the City of Spokane Design Standards. If centerline monuments are not installed prior to the plat being finalized a \$250.00 deposit will be required for each.
14. 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.
15. A Building Permit and Plan Review are required for the construction of earth retaining structures. Plans must bear the seal of a Washington State licensed professional, and a geotechnical analysis may be required. Please refer to Development Services Center BUILD-08 (<https://static.spokanecity.org/documents/business/resources/guidesheets/site/earth-retaining-structures-walls.pdf>) for exceptions.

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

1. Tract "A" is hereby dedicated to the City of Spokane.
2. 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.
3. 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.
4. 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.
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 the 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 the City of Spokane Planning &

Development Department for review and acceptance prior to the issuance of a building permit on said lot.

8. Since the proposed plat is located in the Five Mile Special Drainage District, basements are **not** recommended. The development of any below grade structures (including basements) in the plat is subject to review of a geotechnical evaluation for foundation design to determine suitability and affects from stormwater and/or subsurface runoff. The geotechnical evaluation is required to be performed for each lot with below grade level structures and submitted for review and concurrence to the City of Spokane Building Department and Developer Services prior to issuance of a building permit. An overall geotechnical analysis may be performed in lieu of individual lot analyses to determine appropriate construction designs.
9. 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, have been complied with.
10. Slope easements for cut and fill, as deemed necessary by Planning & Development in accordance with City Design Standards, are granted along all public right of ways.
11. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.
12. General Facilities Charges for new and/or upsized water and sewer services will apply to the Lots within this plat.
13. All street identification and traffic control signs required by this project will be the responsibility of the developer per SMC 17G.080.070.
14. Per comments from City of Spokane Capital Programs: Certificates of Occupancy on the proposed homes will not be issued until the Kempe-Woodridge water tank connection is complete.
15. Street trees are required along both sides of the street, to be planted with the construction of new single-family residences.
16. Per comments from Avista, a 10ft wide easement is required across the front of all lots contiguous with Woodridge View 2<sup>nd</sup> and the following dedication language is required on the face of the plat:

*10' wide Easements for "Dry" utilities (electric, gas, phone, fiber, cable TV) as shown herein described plat 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 over installed underground 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. Serving utilities are also granted the right to install utilities are also granted the right to install utilities across future acquisition areas (if any). 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.*

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 the filing fee, one (1) electronic

copy of the proposed Final City Short Plat, and one (1) 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 "Woodridge View 2<sup>nd</sup>, 1<sup>st</sup> Addition" City Short Plat to Planning & Development for their and other Departments' review and approval. All 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. Five (5) conformed paper copies of the Final City Short Plat, which bears the Auditor's File Number and Recording Information.
2. One (1) electronic copy of the Final City Short Plat, which bears the Auditor's File Number and Recording Information.

**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 28<sup>th</sup> of June 2021. **THE LAST DAY TO APPEAL THIS DECISION IS THE 13th DAY OF JULY 2021 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.

*Louis Meuler*  
Louis Meuler (Jun 29, 2021 12:18 PDT)

Louis Meuler, Interim Planning Director  
Planning Services

By: Ali Brast, Assistant Planner  
Planning and Development






# Woodridge View 2nd 1st Add PSP Approval Letter

Final Audit Report

2021-06-29

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