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LETTER OF APPROVAL

August 10, 2018

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

RE: Preliminary "Woodridge View 2nd" City Short Plat File #Z18-588PSP

The Planning and Development Director, after reviewing the proposed Preliminary Short Plat and comments from interested departments, agencies, and individuals, makes the following findings pursuant to State Platting Laws:

1. THAT the proposed preliminary "Woodridge View 2nd" Short Plat File #Z18-588PSP is a preliminary plat proposal of a portion of one parcel into five lots, located at parcel number 26155.0001;
2. THAT the proposed preliminary "Woodridge View 2nd" Short Plat is allowed under the provisions of Title 17 of the Spokane Municipal Code (SMC), and is consistent with the comprehensive plan designation and goals, objectives and policies for the subject property;
3. THAT the proposed preliminary "Woodridge View 2nd" Short Plat complies with the Spokane Unified Development Code Chapters 17C.110, 17G.060, 17G.080, and the City's Comprehensive Plan;
4. THAT three written public comments were received with questions about the proposal, questioning whether the new lots would be a part of the existing HOA, whether the extension of Weiber Drive will terminate at the north end with no secondary ingress/egress, and how the subdivision will affect the power lines on the northern part of the larger parcel;
5. THAT the proposal meets the concurrency requirements of chapter 17D.010 SMC;
6. 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;
7. THAT the proposal, if approved with appropriate conditions, will not have a significant adverse impact on the environment or the surrounding properties;
8. THAT appropriate provisions (when all of the conditions of approval of the Preliminary Short Plat have been incorporated into the Final City Short Plat) have been made for the public health, safety and general welfare for community facilities, open spaces, drainage ways, public access, streets, alleys, and other public ways, for water supplies, waste disposal and utilities, for parks, playgrounds, sites for schools and school grounds and for the physical characteristics of the proposed Short Plat, and that the public use and intent will be served by the proposed platting;

Therefore, the Planning and Development Director APPROVES the Preliminary "Woodridge View 2nd" Short Plat on August 10, 2018 subject to compliance with the following conditions of approval: The name of the Final City Short Plat shall be "Woodridge View 2nd" Final City

Short Plat, being portions of the Northeast Quarter and the Southeast Quarter Section 15, Township 26 North, Range 42 East, W.M., City of Spokane, Spokane County, Washington.

1. **Note:** A file number will be assigned at time of application.
2. The legal description of the land being platted shall appear on the face of the Final City Short Plat;
3. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.040 F thru I and SMC 17G.080.050 H;
4. Final city short plat submittal shall follow all requirements listed in SMC 17G.080.070 B thru F;
5. Final city short plat "Woodridge View 2nd" shall include all standard dedicatory language for a final short plat in accordance with the Spokane Municipal Code;
6. Final city short plat shall include the datum plane as per Spokane Municipal Code 17G.080.040 (B) (2).
7. Prior to final plat approval, the street and utilities in front of the plat in Weiber Dr. must be installed and approved by the City of Spokane Field Office.
8. Please be sure that the correct lot numbers are shown on the final plat for the lots across the street.
9. If this plat intends to be a part of the existing adjacent homeowners association, applicable language will need to be added to the plat dedication.
10. Please include the following statements in the plat dedication:
 - 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. All required improvements serving the plat, including streets, sanitary sewer, stormwater and water, shall be designed and constructed at the developer's expense. The improvements must be constructed to City Standards by the developer prior to the occupancy of any structures within the development.
 - c. 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 Planning and Development Department and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department.
 - d. Prior to the issuance of any building permits, the lots shall be served by fire hydrants and shall have appropriate access to streets as determined by the requirements of the City Fire Department and the Planning Development Department.
 - e. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system complying with the requirements of the Planning & Development Department.
 - f. 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 Planning & Development prior to the issuance of any building and/or grading permits.
 - g. All stormwater and surface drainage generated on-site must be disposed on-site in accordance with chapter 17D.060 SMC, Stormwater Facilities, and City Design Standards, and as per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat.

- h. No building permit shall be issued for any lot in this subdivision/PUD until evidence satisfactory to the City Engineer has been provided showing that the recommendations of chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, the City of Spokane Design Standards and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision, have been complied with.
 - i. Slope easements for cut and fill, as deemed necessary by the Planning & Development 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.
 - j. Utility easements shown hereon the described plat are hereby dedicated to the City and its permittees for the construction, reconstruction, maintenance and operation of utilities and cable television, together with the right to inspect said utilities and to trim and/or remove brush and trees which may interfere with the construction, maintenance and operation of same.
 - k. A Transportation Impact Fee will be collected prior to the issuance of building permits for the affected lots.
11. Addresses will be required for the new lots prior to the final plat.
12. Per the comments from Avista, include the following information on the final plat:
- a. 10' utility easement to front lots 1 through 5 and label as such on Short Plat.
 - b. Language to add to the Dedication on the face of the Short Plat:

10 foot "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, and the right prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. Storm drain dry wells, drainage swales and water meter boxes shall not be placed within the "Dry" easements; however, lateral crossings by storm drain, water and sewer lines are permitted.

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. This language shall appear on the face of the Final Short Plat;

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; the filing fee, two (2) signed paper copies of the proposed Final City Short Plat, and one (1) plat certificate (Title Report) less than thirty days old.

The plator 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 2nd" City Short Plat to Planning & Development for their and other Departments' review and approval. All of the Conditions of Approval shall be incorporated into the proposed Final City Short Plat. A one-year extension may be granted if applied for in writing prior to the expiration date.

The plattor, or their agent, shall then, within thirty days of the signing of the Final Short Plat by the Planning Director, submit the following:

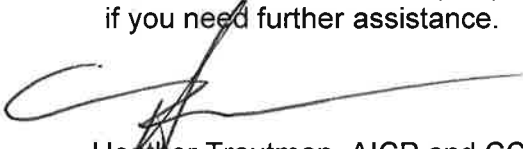
1. One (1) conformed mylar of the Final City Short Plat, which bears the Auditor's File Number and Recording Information, with the Planning & Development Director.
2. Eight (8) conformed paper copies of the Final City Short Plat, which bears the Auditor's File Number and Recording Information, with the 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 the decision is the 10th of August 2018. **THE LAST DAY TO APPEAL THIS DECISION IS THE 24th DAY OF AUGUST 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.



Heather Trautman, AICP and CCEO
Director of the Office of Neighborhood and Planning Services

By: Ali Brast, Assistant Planner
Planning and Development