

**STAFF REPORT ON “Woodridge South”
PRELIMINARY PLAT APPLICATION
FILE NO. Z1400003PPLT**

I. SUMMARY OF REQUEST AND RECOMMENDATION:

Request of Whipple Consulting Engineers, on behalf of MSK L.L.C., for a proposed 25 lot preliminary long plat to be named Woodridge South located in Northwest Spokane, Spokane, WA.

Recommendation: Approval, subject to conditions.

II. GENERAL INFORMATION:

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| A. Applicant/Agent: | Whipple Consulting Engineers, Inc.
Attn: Todd Whipple
2528 N. Sullivan Road
Spokane Valley, WA 99216
(509) 893-2617 |
| B. Property Owner: | MSK, L.L.C.
P.O. Box 147
Spokane, WA 99016 |
| C. Location of Proposal: | The subject property is located at the east side of North Wieber Drive north of Shawnee Avenue in NW Spokane, Spokane, WA. |
| D. Existing Zoning: | RSF (Single-Family Residential) |
| E. Land Use Plan Designation: | Residential 4-10 |
| F. SEPA Status: | Determination of Non-significance (DNS) issued on August 26th, 2014 |
| G. Enabling Zoning: | SMC 17G.060 |
| H. Hearing Date: | September 11, 2014 - 9:00 a.m. |
| I. Staff Contact: | Dave Compton |
| J. Staff Report Date: | September 2, 2014 |

III. FINDINGS OF FACT:

- A. Site Description: The subject property is predominately hilly with slopes varying from 0% to 65% +/- . The roadway and building sites will generally be in the 2 to 7% range as stated by the applicant in the Environmental Checklist. This proposal is located within the Five Mile Special Drainage District and will have to adhere to all engineering related requirements associated with that, as well as all conditions of approval outlined within this staff report. The proposal does not lie within any floodplains or have any noted or mapped wetlands within its boundaries. Though neither of the just mentioned are noted, discovery of any critical area conditions must be addressed. Lastly, no existing structures are within the boundaries of this proposal.
- B. Project Description: The applicant is proposing to create a 25 lot preliminary long plat on approximately 9.48 acres. Lot sizes vary in size from 6,000 square feet to 23,145 square feet. The water and sewer system will be public.
- C. Surrounding Zoning: The subject property is surrounded by RSF (Residential Single Family) zoning on all perimeters in both the city and county.
- D. Zoning History: The site was zoned R1 (One-Family Residential) until June 2006 when the zoning designation changed to RSF.
- E. Adjacent Land Use: The surrounding area consists of similar sized developed lots to the south and west. To the east and north are large un-platted areas, both in the county and vacant, the latter being owned also by the applicant of this proposal.
- F. Adjacent Street System: The site will be connected and have access to the City's street system from North Wieber Drive at two points. Both roadways will be designated public with the rights-of-way being 40-foot in width, paved to a width of 27 feet. One is designed to have a cul-de-sac (Camryn Drive) at the end and the other (Cayle Drive) a hammerhead turnaround. A small portion (approx. 270 feet) of Camryn Drive will cross over into the county that will be a separate right of way dedication to Spokane County. The existing Shawnee Canyon Water Services Facility, currently accessed from a gravel access road, will continue to use this route on the newly constructed Camryn Drive. This facility is to be dedicated to the City of Spokane and will be incorporated as a tract within this plat.
- G. Applicable Plan Policies: The land use map designation is Residential 4 – 10 per the current comprehensive plan adopted May 2001. A discussion of the goals and

policies relevant to this category and the proposed use are provided below and in the application materials.

- H. Applicable Zoning/Code Regulations: SMC 17G.060.170 – Decision Criteria & SMC 17G.080.050 – Subdivisions
- I. Procedural Requirements:
 - A Community Meeting was held on September 18, 2013 as required for this application per SMC 17G.060.050
 - Application was submitted on January 15, 2014;
 - Applicant was notified in writing on July 21, 2014, of a technically complete status of the application;
 - A combined Notice of Application/Public Hearing was mailed on July 30 and 31, 2014, and a sign posted on the property on July 30, 2014, which began the 15-day public comment period;
 - A SEPA Determination of Non-significance was issued on August 26, 2014; and
 - A combined Notice of Application/Public Hearing was published in the Spokesman – Review newspaper on August 7th and 14th, 2014.

IV. DEPARTMENT REPORTS:

Notice and request for comments were sent to the City departments and outside agencies concerned with land development initially on January 22, 2014 and then again on April 23, 2014 due to revisions needed to the application and SEPA checklist. Copies of reports from those who responded to the notice and request for comments are contained within the public record for this file and made part of this report by reference.

V. CONCLUSIONS:

The Spokane Municipal Code has established decision criteria for this action in section 17G.060.170. The application materials include the applicant's responses to the criteria. The following is staff's independent analysis of the request in light of these decision criteria.

Type II and III permit applications:

1. *The proposal is allowed under the provisions of the land use codes.*

The proposal is permitted in accordance with current land use regulations which allow application for a preliminary long plat. The underlying land use for this proposal is Residential 4-10. The net density of 4 units per acre was calculated by the applicant's engineer after subtracting out 66,821 square feet (1.53 acres) of critical area, 56,780 square feet (1.30 acres) for Right-of-Way, and .40 acres for a stormwater tract. With this, the density would be consistent with current development standards and in keeping with the character of the surrounding neighborhoods. The current zoning is RSF. The calculation of density for a subdivision or residential development is net area, and is based on the total area of

the subject property, less the area set aside for right-of-way and tracts of land dedicated for stormwater facilities. Land within a critical area may be subtracted from the calculation of density. Critical areas are defined as any areas of frequent flooding, geologic hazard, fish and wildlife habitat, aquifer sensitive areas, or wetlands as defined under SMC chapter 17E.010 (Critical Aquifer Recharge Areas), SMC chapter 17E.020 (Fish & Wildlife), SMC chapter 17E.030 (Floodplain Management), SMC chapter 17E.040 (Spokane Geologically Hazardous Areas), and SMC chapter 17E.070 (Wetlands Protection).

Note: The above calculations have been revised since the application was routed to departments and agencies for comment the second time, and after the combined Notice of Application/Public Hearing was distributed for public comment. This change came about after noting that part of the density calculation was based on subtracting the area proposed for dedication to the City of Spokane where the existing Shawnee Canyon water services facilities (pump station and holding tanks) are located. The applicant was advised that inclusion of this area did not qualify as one of the density exemptions. Immediately the applicant decided to include one (1) additional lot into the proposed plat to make up for the area lost by the removal of the water facilities area. After discussing this with Engineering Services they had no issues with increasing the number of lots originally proposed from twenty-four (24) to twenty-five (25) to insure the minimum density is met and the City of Spokane is granted the dedicated area for the existing water services facility. Planning and Development also has no issues with this minor change to the proposed preliminary long plat.

2. *The proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property.*

Staff finds the applicant's response to this criteria, found in the attachment to the application (Question #2), sufficiently identifies and addresses the significant goals and policies for this proposal and thus are adequate.

3. *The proposal meets the concurrency requirements of chapter 17D.010 SMC.*

All applicable city departments and agencies had the opportunity to review this proposal with no one denying concurrency. Please reference the responses from Spokane County dated April 2 and July 9, 2014 for the small portion of public right-of-way and utilities proposed that starts in the city and then crosses through county property and then back into the city and this preliminary plat. This area is outside the Urban Growth Area (UGA). However, discussion with the county led to agreement that this is not an extension of utility services into the county. No allowances will be made for hookups at this time or in the future for development until this area is incorporated in the UGA. The applicant is also the owner of the property that traverses the county. A copy of a developer agreement was provided that describes and agreement between Spokane County and the applicant for a 44

lot plat to the north, stating that utility services would be provided. The county requests that the necessary right-of-way deeds and easements be listed as a condition of approval and provided to them once accomplished.

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.*

The site area is suitable for development even though it consists of slopes on portions of up to 65%. The applicant lists all physical and environmental elements located on the site, or in the vicinity, in the Environment Checklist submitted. City departments and other agencies also reviewed this checklist for physical characteristics of the property. Engineering Services notes that this proposal lies within the Five Mile Drainage District and outline the majority of issues that must be addressed before a final plat is approval. Their comments and recommendations are found as conditions of approval at the end of this report. No known historical or cultural features are known to exist within the site area per the applicants comment in the supplemental application (4.A.e.) or SEPA environmental checklist (#13.b), however The Spokane Tribe of Indians did provide comment on this proposal and stated they will need a cultural survey performed on this proposed plat. This will be noted as a condition of approval.

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.*

According to the City of Spokane's GIS system, the habitat and species overlay identifies this entire proposal as being within an Urban Natural Open Space designation environment. The applicant's agent states in the SEPA checklist (5.d) that approximately 1.74 acres northeast of Camryn Drive will be left as natural open space. This area is noted on the preliminary plat site plan submitted. The applicant will have to coordinate with the Washington Department of Fish and Wildlife (WDFW) on the need and scope of a Habitat Management Plan (HMP) prior to approval of the final plat. This was listed as a condition of approval prior to finalization of this plat. Several other studies were performed and reviewed by applicable departments. Their findings and recommendations will be incorporated into the conditions of approval for this proposal. One letter was received from the public during the comment period voicing concerns about the condition of North Wieber Drive and controls for water runoff and existing homes and properties adjacent to this proposal.

Plat, Short Plat and Binding Site Plan: (SMC 17G.060.170.D.5)

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

a. public health, safety and welfare;

The applicant states the plat will be served by public water and sewer. Both the City Fire Department and Police Department were given the opportunity to review this proposal. The closest City Fire station (#17) is located approximately 1.5 miles away at 5121 W. Lowell Road. See further discussion on engineering related data for general public health issues such as water and sewer.

b. open spaces;

The applicant stated previously that approximately 1.74 acres northeast of Camryn Drive will be left as natural open space.

c. drainage ways;

The site is within the Aquifer Sensitive Area and the Five Mile Special Drainage District. All storm water and surface drainage generated on-site will be disposed of on-site in accordance with SMC 17D.060 "Stormwater Facilities", the Regional Stormwater Manual, City Design Standards and per the Project Engineer's recommendations, based on the drainage plan accepted for this plat. Further processing of this preliminary plat will require meeting listed conditions of approval and recommendations from Engineering Services as related to stormwater and drainage. The applicant stated there were no known existing drainage ways on the site on the preliminary plat application.

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

Two (2) ingress/egress points are proposed for this plat from North Wieber Drive. As mentioned previously in III. F. above, the roadways from them will be dedicated to the city as public right-of-way. All streets/lanes will be constructed to the City of Spokane street standards. The applicant submitted a Trip/Traffic Generation letter (dated April 17, 2014). This was reviewed and accepted by Traffic Engineering and satisfied concurrency requirements. The applicant must design, construct, pay for all streets and related items in accordance with City standards as outlined in the conditions of approval referenced by the Department of Engineering – Developer Services. Also listed as conditions of approval is language that it is to be placed on the dedicatory page of the final plat when submitted.

e. *transit stops;*

A Spokane Transit Authority (STA) bus stop is located approximately 1 mile away by driving or on foot at the intersection of Indian Trail Road and Shawnee Avenue. The closest STA transit center is located near the Five Mile Shopping Center at Ash Street and Francis Avenue. STA did not forward any comments regarding any changes to their services to this area.

f. *potable water supplies;*

The development will be connected to the public water system of the City of Spokane from North Wieber Drive. Easements will be required by Spokane County for the portion that crosses into the county before going back into this plat.

g. *sanitary wastes;*

This development is planned to be connected to the public sanitary sewer system of the City of Spokane from North Wieber Drive. Easements will be required by Spokane County for the portion that crosses into the county before going back into this plat.

h. *parks, recreation and playgrounds;*

Pacific Park is located approximately 1.6 miles to the south of this proposal on Lowell Avenue. Playgrounds are available at Woodridge Elementary on Shawnee Avenue approximately one-half mile away.

i. *schools and school grounds;*

The site is located within School District 81. There are no provisions for public schools or school grounds within the development. The school district did not offer any comments and it is assumed that they can accommodate the children from the housing within the development who will be attending public schools. See additional comments to these criteria in the preliminary plat application.

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

The applicant is proposing new sidewalk along both streets within this proposal. Engineering Services however require that any new public streets within this development be paved, construct new curbing, sidewalks, signs, storm water drainage structures/facilities and swales/planting strips. All must be designed and constructed in accordance with City standards. These requirements are noted in the conditions of approval for this preliminary plat.

VI. RECOMMENDATION

Staff has reviewed the proposal in light of the established decision criteria for subdivision applications and finds the project meets each of these criteria. Staff therefore recommends that the request be approved subject to the following conditions:

Approval is for a preliminary plat for up to 25 dwelling units to be developed in substantial conformance with the plans and specifications for the "Woodridge South" preliminary plat located in northwest sector in the City of Spokane, Spokane, County, Washington. The applicant is authorized to prepare a final plat in compliance with the preliminary plat and the conditions of approval placed upon it. Any modifications to the proposed phasing of the final plat shall be reviewed and approved by the City Hearing Examiner.

1. The applicant shall coordinate with the Spokane County Division of Building and Planning and the Division of Engineering and Roads to amend any previously approved preliminary plat.
2. The developer will be responsible for all costs associated with the design and construction of water and sewer improvements necessary to serve the proposed plat. Review and permit fees are applicable.
3. Construction of the water and sewer lines to the proposed lots must be completed and available to the lots prior to the issuance of any building permits. Additionally, inspection fees are applicable for sewer improvements to the lots and are subject to be paid at the beginning of construction.
4. Sanitary sewer and water mains necessary to serve the proposed plat shall be designed and constructed to City standards.
5. Design of the water system must be for both domestic and fire flow. A minimum of 45 psi domestic flow and 20 psi fire flow is required. Two copies of an overall water plan and hydraulic analysis must be submitted to Planning and Development for review and acceptance prior to the City Engineer signing the final plat. The hydraulic analysis must include supporting calculations for domestic and fire flows.
6. Non-exclusive easements apply for all other utilities (gas, electrical, telephone, cable, etc.), assumed to be in the roadway, which passes through one lot to serve the other lots. Additionally, a reciprocal access agreement is required for the flow of vehicles and stormwater from one lot to others. The required easements and reciprocal access agreements should be identified in the dedicatory language on the face of the plat.
7. All storm water and surface drainage generated on this proposed binding site plan must be disposed of on-site in accordance with SMC 17D.060 "Storm water Facilities" as per the Project Engineer's recommendations, based on a

conceptual drainage plan accepted for this preliminary plat. The design should include all hard and impervious surfaces including roof run-off, and all calculations for existing and proposed conditions must be noted on the drainage plan. A grading and drainage plan showing finished 1-foot contours and supporting calculations must be submitted to Planning and Development for review and acceptance. Show any and all existing drainage structures in use on the site as well as any new structures necessary to contain the storm water on site. Any pre-development off-site runoff, either leaving or passing through this proposed project, must not be increased or concentrated due to development of this project, based on a 50-year design storm. Additionally, an escape route for a 100-year storm event must be provided. Any required landscaping cannot impede or encroach with the drainage design.

- a. A Conceptual Drainage Report with supporting geo-technical information is required for areas where infiltration is proposed. This Conceptual Drainage Report, by a licensed engineer in the State of Washington, and associated Geo-technical Report must be submitted to Planning and Development for review to certify stormwater concurrency. An accepted Final Drainage Report will be required prior to the City Engineer signing the final plat.
 - b. An erosion/sediment control plan, detailing how dust and runoff will be handled during and after construction of each phase, must be submitted to Planning and Development for review and acceptance, prior to construction of said phase.
 - c. A surface drainage plan shall be prepared for each lot showing positive drainage away from all proposed structures and is to be submitted to Planning and Development for review and acceptance prior to the issuance of a building permit. Non-exclusive / mutual use easements for the passage and disposal of a reasonable amount of storm-water from one lot to another must be established if a collective drainage plan is designed for this plat.
 - d. The developer will be responsible for all costs associated with constructing storm water improvements necessary to serve this proposed plat.
8. Public streets, including paving, curbs, sidewalks, 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.
- a. The City shall collect impact fees, based on the schedules in SMC 17D.075.180, or an independent fee calculation provided for in SMC17D.075.050, from any applicant seeking development approval from the

City. An impact fee will be assessed for the dwellings in the Northwest Service Area.

- b. Public roadways should not exceed standard 8% profile grade, block lengths should not exceed 660', avoid double fronting lots, right-of-way and street widths shall comply with Table 17H.010-1, no parking along one side of streets less than 36' and signed so.
- c. Sidewalks shall serve each lot. The Director of Engineering Services may grant waiver of one side sidewalk, pedestrian buffer strip, reduced right-of-way width, or other variance from standards. This must be requested in writing and justified. While we have seen no specific roadway section, the proposed narrow right-of-way is incompatible with lots along both sides, which would require sidewalk along both sides.
- d. Standard front yard setbacks will be difficult to accommodate; garages shall not be constructed less than 20' from the sidewalk. Small lots, reduced setbacks, narrow streets, steep grades, and limited access locations will make parking of vehicles and other items within this plat configuration problematic.
- e. In summary, the terrain has created the conditions for problems with this plat configuration. Compliance with standard street development regulation is required and any deviations must be secured from the Director of Engineering Services prior to approval.
- f. Signing and striping plans, where appropriate, shall be included as part of the design submittal.
- g. The minimum right-of-way radius for the cul-de-sac bulb sections shall be a minimum of 56-feet with sidewalk plus the radius of a center island, if used. Any requests to deviate from the City standard must be submitted in writing and will be addressed at the time of Planning and Development review of street engineering plans.
- h. Public Streets including signage within this plat shall be designed and constructed in accordance with policies and requirements of City of Spokane Department of Engineering Services – Traffic Engineering, City Design Standards and the Fire Department.
- i. The developer will be responsible for all costs associated with constructing street improvements necessary to serve this proposed plat.
- j. Wheelchair ramps must be constructed as necessary.

- k. A minimum of 20-foot radii is required at all residential street intersections.
 - l. No garages shall be permitted within 20' of the sidewalk.
 - m. The geo-technical report must support that soil and grades are suitable for road design for this proposed plat.
 - n. Locations of road grades (percent steepness) equal to and in excess of 8 percent must be shown and labeled on the preliminary plat.
9. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
 10. Note: R/W may require additional width for retaining walls, storm-water treatment, bike lanes, or other features.
 11. Please review Section 17H.010.030 Street Layout Design regarding block lengths, need for cul-de-sacs, non-vehicular connective routes, street names, and arterial access. Direct access to lots adjacent to the arterial shall be prohibited.
 12. A \$250.00 deposit will be required for each monument to be installed as part of this final plat.
 13. The required front, side, flanking side, and rear yards shall be shown on the face of the final plat.
 14. The area (in square feet) and street address of each lot shall be shown on the face of the final plat.
 15. The final plat will contain sufficient information to review closure of the plat.
 16. All parking areas and driveways shall be hard surfaced and it shall be so stated on the face of the plat.
 17. The applicant is required to coordinate with the Washington Department of Fish and Wildlife (*WDFW*) on the need and scope of a *Habitat Management Plan* (HMP) prior to approval of the final plat.
 18. Discovery of any critical area conditions such as wetlands, springs, etc. must be addressed prior to approval of a final plat.
 19. The Spokane Tribe of Indians stated they will need a cultural survey performed on this proposed plat. Pursuant to RCW 27.53.060 it's unlawful to destroy any historic or prehistoric archaeological resources, with this letter City of Spokane is notified that there may be cultural sites in this project.

20. Spokane County Division of Engineering and Roads requests that the necessary right-of-way deeds and easements be accomplished and provided to them prior to finalization of the plat. It is recommended that portions of the right-of-way be designed and constructed to City of Spokane standards and be annexed or transferred to the City of Spokane's jurisdiction.
21. This approval does not waive the applicant's obligation to comply with all other requirements of the Spokane Municipal Code as well as requirements of City Departments and outside agencies with jurisdiction over land development. Reference additional comments in file of record.

STATEMENTS TO BE INCLUDED IN THE DEDICATORY LANGUAGE

1. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Storm water 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 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 shall be provided.
2. 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 "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 this final plat, have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to Developer Services for review and acceptance prior to issuance of a building permit.
3. The development of any below-grade structures, including basements, is subject to prior review of a geotechnical evaluation for foundation design to determine suitability and effects from stormwater and/or subsurface runoff. The geotechnical evaluation shall be submitted to Developer Services for review and concurrence prior to the issuance of a building permit. It must address the disposal of storm water runoff and the stability of soils for the proposed structure. This evaluation must be performed by a geotechnical engineer, licensed in the State of Washington. It must be submitted to City Building Services and to Developer Services for review and concurrence prior to issuance of any building permit for the affected structure. An overall or phase-by-phase geotechnical analysis may be performed in lieu of individual lot analyses to determine appropriate construction designs.
4. Slope easements for cut and fill, as deemed necessary by Developer Services in accordance with City Design Standards, are granted along all public right of ways.

5. All public improvements (street, sewer, storm sewer, and water) shall be constructed to City standards prior to the occupancy of any structures served by said improvements.
6. No building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer has been provided showing that sanitary sewer and water improvements, constructed to City standards, have been provided to the lot in question.
7. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.