



Spokane Park Board Special Meeting Agenda

3 p.m. Wednesday, Aug. 31, 2016
City Council Chambers – lower level City Hall
Spokane, Washington

Park Board Members:

- ___ Wright, Chris– President
- ___ Traver, Susan – Vice President
- ___ Eadie, Leroy
- ___ Kelley, Ross
- ___ Van Voorhis, Ken
- ___ Selinger, Sam
- ___ Pendergraft, Lauren
- ___ Sumner, Nick
- ___ McGregor, Ted
- ___ Greta Gilman
- ___ Mumm, Candace – Council Liaison

Agenda

Roll Call: *Pamela Clarke*

1. Action items:

- A. Introduction of new Park Board member Greta Gilman – *Chris Wright*
- B. Committee assignments – *Chris Wright*
- C. Conservation Futures Property Acquisition (Latah Creek 17-16) – *Garrett Jones*
- D. Conservation Futures Property Acquisition (Beacon Hill 04-16) – *Al Vorderbrueggen*

2. Discussion Items:

- A. Conservation Futures Property Acquisition (High Drive 15-16) – *Garrett Jones*
- B. Other Conservation Futures Projects – *Garrett Jones*
- C. 2017 Park Planning and Park Operations Budget – *Garrett Jones* and *Al Vorderbrueggen*

3. Adjournment

Agenda is subject to change.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Lisa Richards at (509) 625-6909, 808 W. Spokane Falls Blvd., Spokane, WA, 99201; or lrichards@spokanecity.org. Persons who are deaf or hard of hearing may contact Ms. Richards at (509) 625-6909 through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Spokane Park Board August 2016 – February 2017	Term Ends	Riverfront	Golf	Land	Recreation	Finance	Urban Forestry	Bylaws	Liaisons
Wright, Chris President	2019								
Traver, Susan Vice-President	2019	✓		✓		Chair		✓	PF
Selinger, Samuel	2021	✓		✓	Chair			✓	
VACANT	2017								
Kelley, Ross	2018	✓	✓	✓		✓		Chair	
Gilman, Greta	2018	✓		✓		✓			
Van Voorhis, Kenneth	2017		✓	Chair		✓	✓		CF
Sumner, Nick	2019		Chair		✓	✓		✓	
McGregor, Ted	2020	Chair		✓	✓				
Pendergraft, Lauren	2021				✓	✓	Chair		
Mumm, Candace (Council Liaison)	N/A			✓	✓	✓			Council

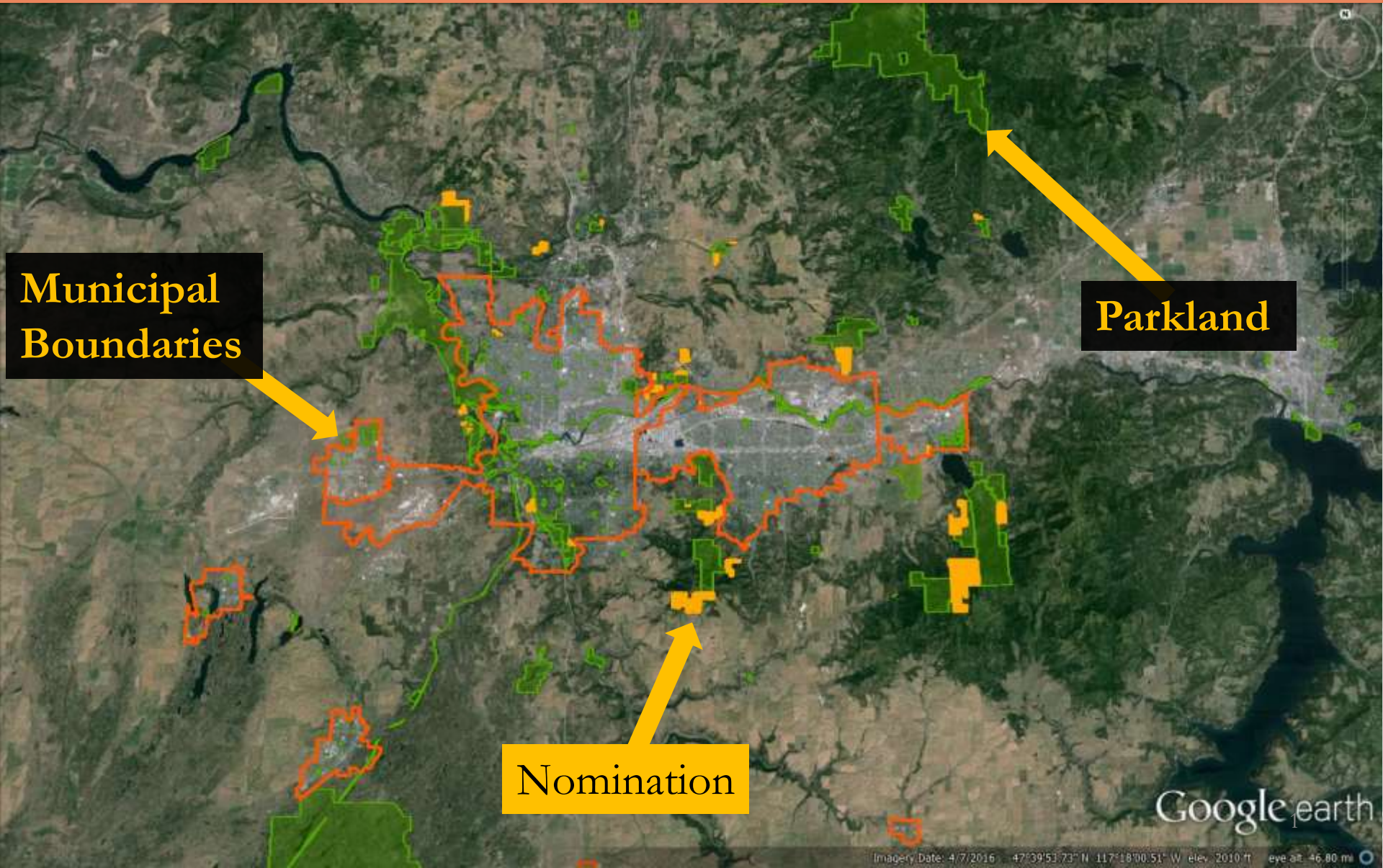
PF = Spokane Parks Foundation

CF = Conservation Futures

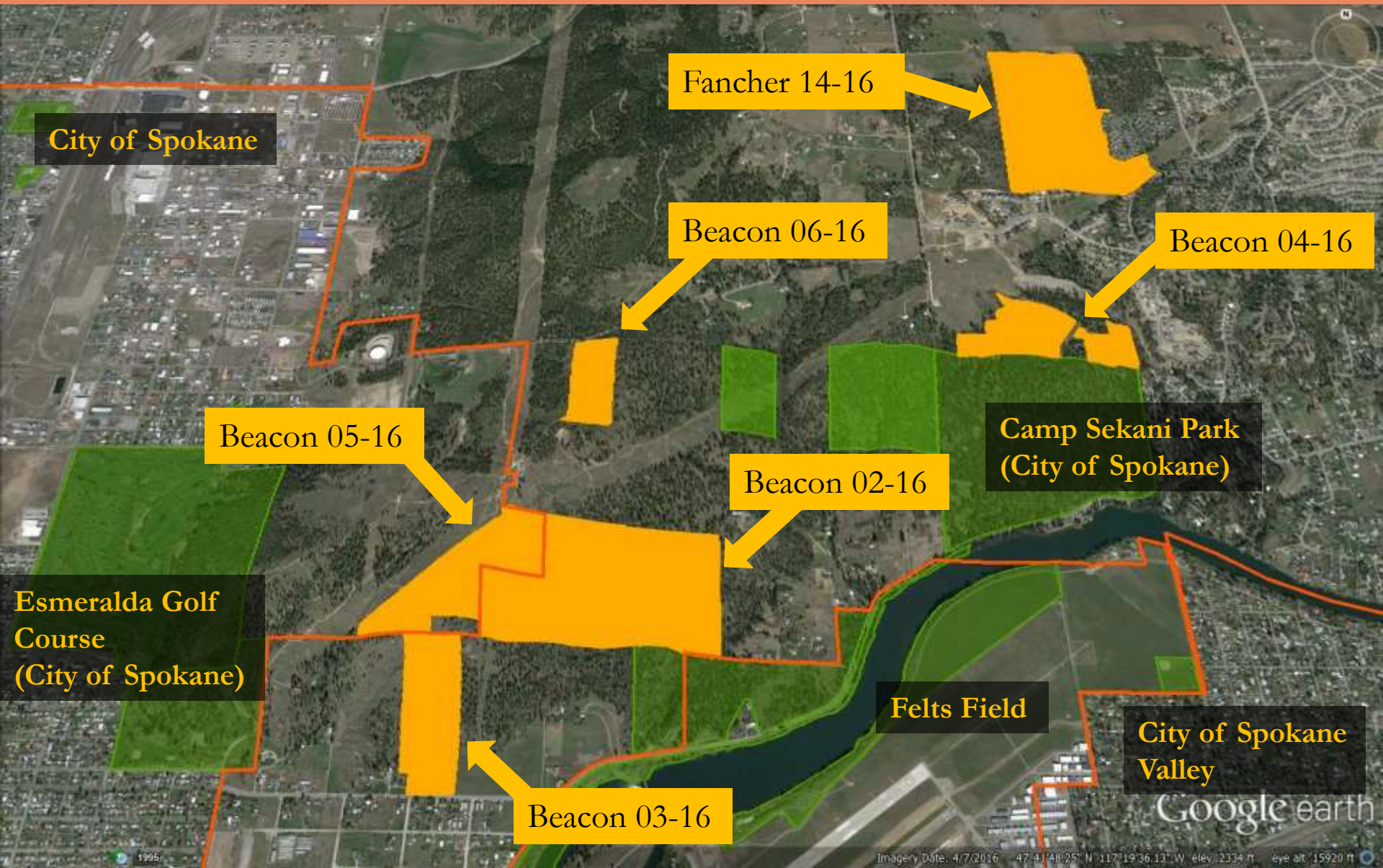
Rank	Location / #	Parcel #'s	Address (if any)	Future Probable Ownership	Contact Info	Property Size (Acres)	Estimated Cost - Provided in the nomination form	Inside the UGA	Access	Future Public Access
1	Mica Peak - 24-16	54110.9001, 54142.9003, 54142.9002, 54142.9006, 54143.9016	Vacant	Spokane County	Paul Buckland 509-924-1911 paulbuckland@iepco.com	901	\$4,000,000	No	Private vehicle access via Radar Site Road (Gated at Starr Road) and foot access via Mica Peak CA or Liberty Lake RP	Access would occur via Mica Peak TH or Liberty Lake TH.
2	Antoine Peak - 01-16	Portions of 56315.9024, 46361.9104	17500 E. Wellesley Ave	Spokane County	Jim Etter 509-990-6325 or txrothrock@gmail.com	221	\$2,100,000	No	Paved - Wellesley and Flora - Paved road frontage	Existing Antoine Peak Trailheads & potential new parking area off of Wellesley / Flora.
3	Dishman Hills - 08-16	45315.9019, 45315.9020, 45323.9010, 45323.9124 (partial), 45322.9134, 45322.9094	4126 S Sunderland Drive	Spokane County	Flying L Limited Partnership, Andrew Phillips, 509-263-6547 aphillips9715@gmail.com	182	\$1,092,000	No	Paved - Sunderland Drive	Property provides relatively flat land with public paved road frontage for a feasible trailhead.
4	Beacon Hill - 04-16	Portions of 36364.9052, .9065, .9066	6702 E. Valley Springs Rd	City of Spokane	George Paras 509-535-8377 or george@parashomes.com	19.7	\$1,750,000	Yes	As proposed, no vehicle access - foot access through Camp Sekani Park	Existing Camp Sekani Park trailhead
5	Dishman Hills - 12-16 B	44182.9007, 44181.9038, 44181.9041	8800 S. Stevens Creek Rd & 10600 E Hallett Rd	Spokane County	Spokane Investors, Bob Hammacher 509-532-9005 or bob@rosesandmoreinc.com	210	\$1,050,000	No	Unmaintained public ROW - Stevens Creek Road Gravel - Hallett Road	Property would be served by Stevens Creek TH
6	Little Spokane River - 23-16	26014.7007, 36063.9123	Vacant	Spokane County	Camela Lathrop (Agent) 509-939-5851 or camela@camelacares.com	95	\$2,500,000	No	Private Vehcile access via Vistawood Ct and foot access via Fairwood Drive & WDFW property.	Walk up access could occur off of Fairwood Drive, but possibilities for developing public parking could be limited.
7	High Drive - 15-16	34051.0902	5600 S. Hatch Rd	City of Spokane	Greg Durheim (Agent), 509-747-1051	22.7	\$2,880,000	Yes	Paved - High Drive / 57th Ave	Could be served by an existing access point. Developing an official parking area may be a challenge due to busy road and
8	Latah Creek - 17-16	25361.0006, 25361.0007, 35312.0002	3515 S. Inland Empire Way	City of Spokane	Taudd Hime, 509-981-8848 or thume@pblaw.biz	47	\$2,400,000	Yes	Paved - Inland Empire Way	Pedestrian access could occur from the Bluffs or from off of Inland Empire Way. Could develop trailhead parking on property near the current home site.
9	Beacon Hill - 02-16	35024.9027, 35024.9028	Vacant	Spokane County	Robert Banta 509-255-9117 (no email)	70	\$480,000	No	No direct vehicle access - foot access from Upriver Drive / Shields Park	Existing Shields Park trailhead.

10	Newman Lake - 25-16	57361.9006	26206 E. Hauser Lake Branch Rd	Spokane County	Tom Groesbeck 509-868-8145 or tomggroesbeck@yahoo.com	20.76	\$240,000	No	Paved - Hauser Lake Branch Rd	Property is flat and could serve as the trailhead for Hauser Conservation Area
11	Liberty Lake - 20-16	55355.9030, 54022.9041	Vacant	Spokane County	Stephen Ford (Legal Rep.) 509-863-2675 or fordlaw@aol.com	268	\$4,020,000	No	Unmaintained direct road off of Broken Lance Drive or foot access from Liberty Lake RP	Trailhead at Liberty Lake Regional Park. Not likely to have feasible public access off of Broken Lance.
12	Little Spokane River - 22-16	27285.9033, portions of 27275.9048 & 27345.9069	Vacant	Spokane County	Chris Heftel 509-995-2899 or chrisheftel@aol.com	230	\$600,000	No	Vehicle access via private Hayden Lane or foot access via Rutter Parkway	Access would occur through the Edburg Bass Conservation Area, which is being served by two existing trailhead parking areas.
13	Liberty Lake - 19-16	55226.9035	Vacant	City of Liberty Lake	Sean Kelley 425-577-4413 or pxkelley@hotmail.com; Pam Frederick (Agent) 509-370-5944	23.1	\$330,000	Yes	Paved - Liberty Lake Road	Limited parking could be developed off of Liberty Lake Drive.
14	Beacon Hill - 03-16	35032.9071, 35032.9038	5005 E. Frederick Avenue	Spokane County	Trudy Weston (Trustee, Combs Living Trust) 509-768-3264 or rtstarlynn@aol.com	20	\$405,000	Yes	Paved - Frederick Avenue	Property has 3 acres of flat land on Frederick Ave that could be feasibly developed into a trailhead.
15	Dishman Hills - 07-16	45314.9039	8700 E. 44th Ave	Spokane County	Dishman Hills Conservancy (Jeff Lambert) 509-991-5100 or ed@dishmanhills.org	34.55	\$204,000	No	Paved - 44th Ave	A connector piece in the Dishman Hills. Would be served by either Thierman TH or Iller Creek TH

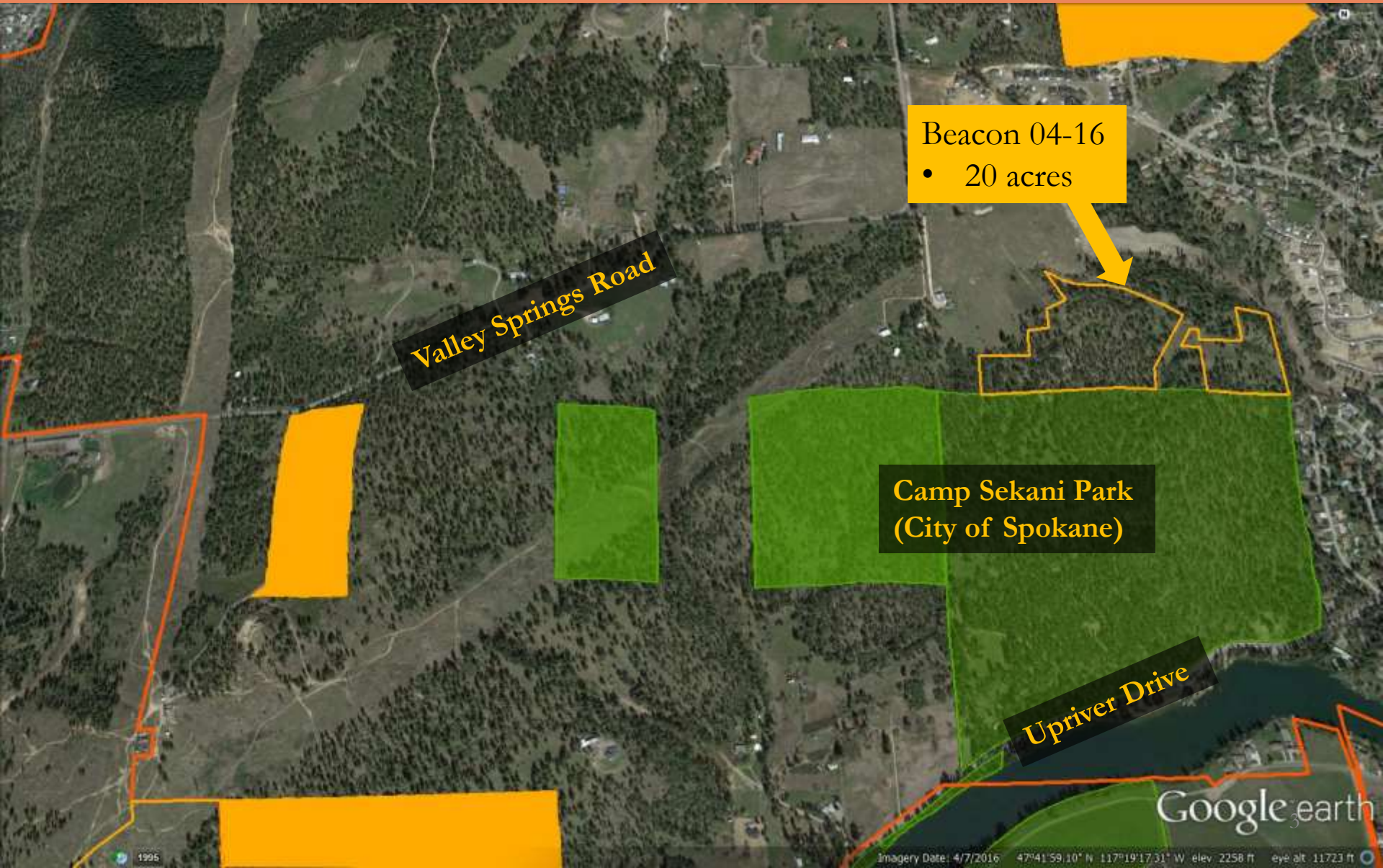
38 Nominations



Beacon Hill Overview



Beacon Hill 04-16 – Ranked #4



High Drive Bluffs Overview



High Drive 15-16 – Ranked #7



Latah Creek 17-16 – Ranked #8



1. Beacon Hill 04-16 - Paras
 - a. Parcel 36364.9064 is Designated Forestland (88)
 - b. No issues with creating the parcels through a boundary line adjustment with Camp Sekani Park. It might be a little more challenging if we need to create separate parcels because they will need legal access.
2. High Drive 15-16 – Yong Lewis (“Tuscan Ridge”)
 - a. The Tuscan Ridge PUD has been approved by the City of Spokane and is now vested.
 - b. An Easement Agreement (2013) executed between the Owner and the City of Spokane requires the Owner, at their own expense to provide and develop a trailhead to accommodate four cars and to construct a 6’ wide trail, including necessary retaining walls and safety fencing to connect the trailhead to Hangman Park. Owner is required to provide trash service and a trail map kiosk at the trailhead. The trail is also required to be “accessible sloped” with no stairs.
 - c. The \$100K donation towards a maintenance endowment is still on the table (Confirmed with Friends of the Bluffs President Jim Wilson 8/22/16).
3. Latah Creek 17-16 – JRP Land Co.
 - a. The City of Spokane Parks and Recreation Department acquired a First Right of Refusal on the property as of May 9th, 2016. That FROR is good for three years from that date.
 - b. Bridge – Avista built the bridge and is obligated to maintain the bridge as well as rebuild / strengthen the bridge if necessary. The property owner has the right to use the bridge for any reason so long as it doesn’t interfere with Avista’s use. Avista’s easement runs through the property to their substation, but it’s not anticipated that this use will affect the property’s use by the public (if acquired).
 - c. Water Right Certificate – Granted in 1983 to pump 125 gallons per minute or 39.2 acre feet per year for irrigation of 10 acres. (There are several claims – not certified)
 - d. House, structures, fencing, and garbage / vehicles will be removed by the Owner at their expense.

Property Acquisition Questionnaire

Latah Creek 17-16

47 acres

Parcels: 25361.0006, 25361.0007, and 35312.0002

1. Does acquisition have support of neighborhood organizations and citizens? **Yes**

Comments: Individuals testified in favor of acquiring this property through Conservation Futures. Organizations expressing support for this acquisition include Latah-Hangman Neighborhood Council, Spokane Conservation District, Spokane Riverkeeper, Spokane Canoe and Kayak Club, and Department of Ecology.

2. Does acquisition serve unmet needs? **Yes**

Comments: The property would provide good access to Latah Creek and potential new trailhead for the existing trail system. Preserving this property would help protect wildlife and aquatic habitat and shoreline and wetland ecosystems.

3. Does acquisition rely on Park funding, have an outside funding source, or is it being donated? (How much Park funding would be required: \$0.00) **No**

Comments: Acquisition would be funded by Conservation Futures.

4. Does acquisition incur new maintenance responsibilities or other on-going costs or require development or improvements? (Estimated cost: \$7,100.00) **Yes**

Comments: Maintenance costs estimated at \$200 per acre per year. Maintenance costs would be offset by Conservation Futures maintenance funds of approximately \$2,300 per year. Other potential maintenance offsets would include volunteer groups including donated labor, supplies and equipment.

5. Does acquisition appeal to narrow population base or potentially all citizens of Spokane? **Property would appeal to variety of users.**

Comments: **Property has appeal for trail use (hikers and bikers), water access (Latah Creek), and wildlife habitat.**

6. Is acquisition accessible to public? **Yes**

Comments: **Property has vehicle access from Highway 195 (bridge and road maintained by Avista). Property can also be accessed from High Drive trail system, bike trails at Hwy 195 interchange, and by non-motorized boats along Latah Creek.**

7. Does acquisition enhance or benefit existing park land? **Yes**

Comments: **Property is adjacent to High Drive Conservation Land and would provide potential for a new trailhead and access to existing park property.**

8. Does property have any special or unique features or cultural significance that should be preserved and make it more desirable? **Yes**

Comments: **Latah Creek flows through property. Property received high scores from wildlife biologists for wildlife and aquatic habitat.**

9. Does acquisition have any liabilities (i.e. hazmat, unwanted structures, or immediate improvements needed) or use restrictions? (identify liabilities: old buildings, easements, shoreline restrictions) Yes

Comments: Property has several old farm buildings that would be removed before acquisition (at current owner's expense). Avista has easement for a road to access substation.

10. Does the acquisition have potential to generate new revenues for Park Fund? (anticipated revenue: \$0.00) No

Comments: There are no identified opportunities for revenue at this time. Purchase through Conservation Futures would limit development and some uses.

11. Is the property within the City limits? Yes

Comments: There are not many 47 acre pieces of land available within the City limits.

12. Does the property function as a buffer or habitat corridor to enhance and preserve environmentally sensitive areas such as wetlands, groundwater recharge areas, or flora and fauna? Yes

Comments: Latah Creek flows through property and has been identified as an environmentally significant area in City Shorelines Master Plan. Wildlife habitat and aquatic habitat have been given highest scores by wildlife biologists.

13. Is there potential threat of non-compatible development and loss of public use? Yes

Comments: As privately owned land, public use is not permissible. The potential for some development exists but would be somewhat restricted due to proximity to Latah Creek.

14. Would acquiring property reduce tax revenues? (assessed value is: \$92,610.00) Yes

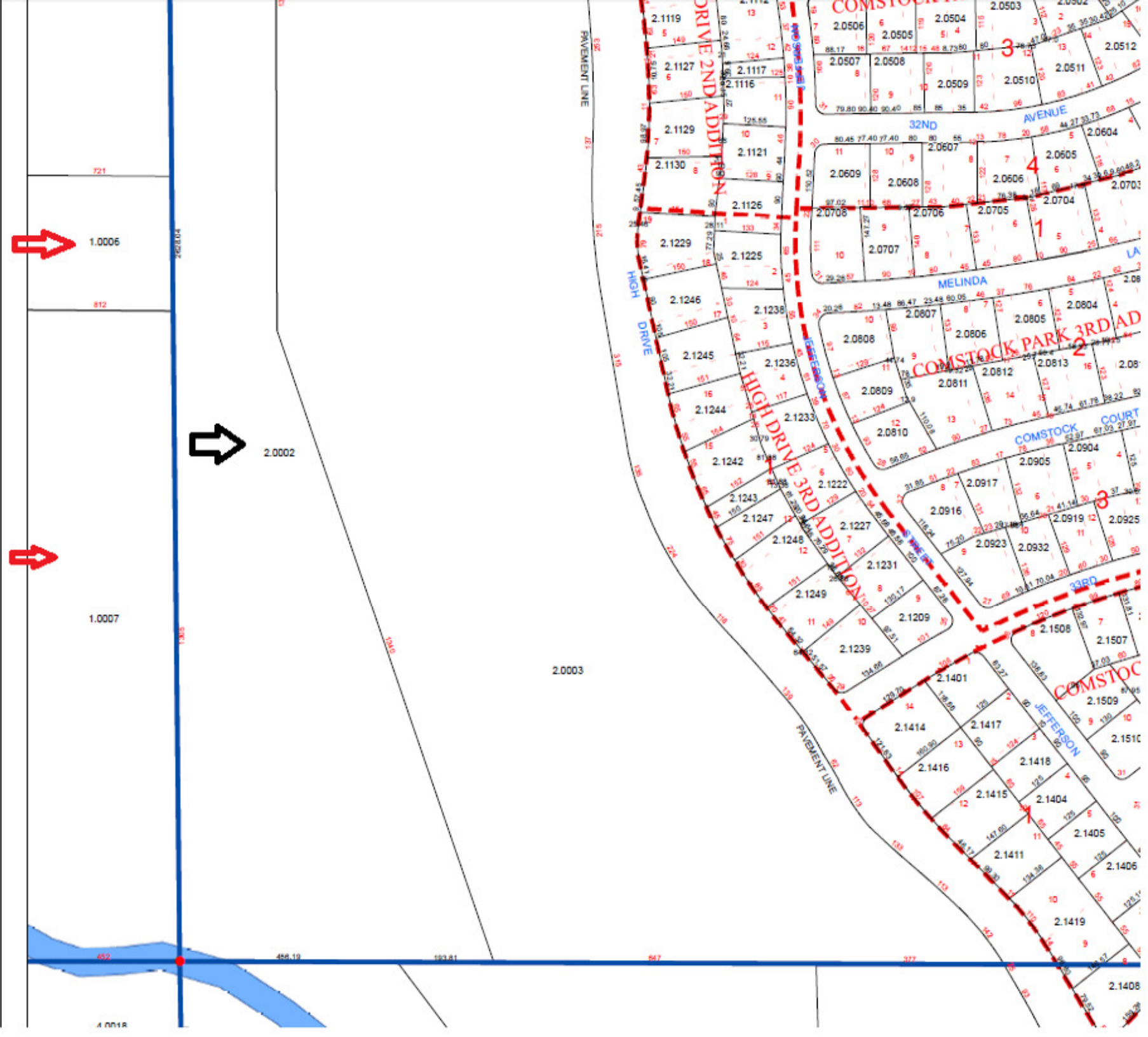
Comments: Assessed value seems low. Owner estimates value at \$2,400,000.00. Value is highly dependent on potential for development.

Other comments, special circumstances, or considerations:

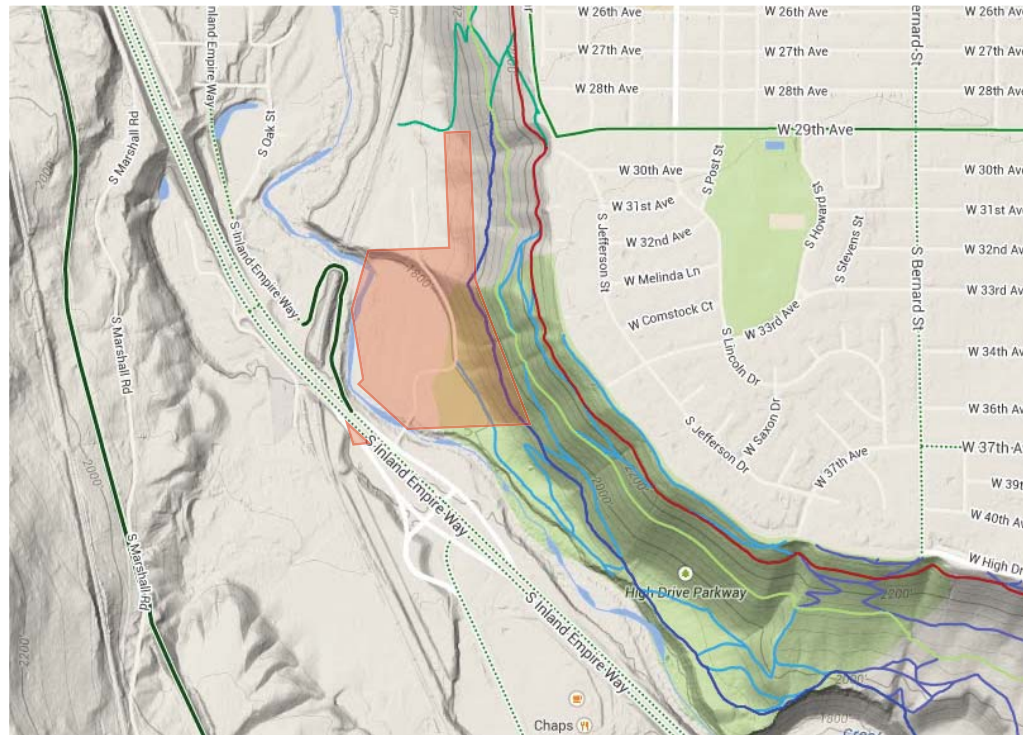
Properties of this size within City limits are becoming increasingly rare. This property would complement existing park property (High Drive Conservation Area) and provide unique opportunities for access to Latah Creek and associated wetlands. There are water rights, irrigation equipment, and fertile soil present that could be favorable to some level of farming or perhaps community gardening. This property is located in an area that has been identified for preservation in the City's Shoreline Master Plan.

Latah Creek 17-16 – Ranked #8





Latah Creek Property



1. Existing trail system
2. Proposed connector trails
3. Property line
4. Maintain access road (secure for authorized personnel only)
5. Parking/trail head location
6. Alternate seasonal parking/trail head location
7. Urban farming location
8. Utility building (water)
9. Bridge location over Latah Creek
10. Planting locations

Parcels: 25361.0007, 35312.0002, 25361.0006



AUG 23 2016

PARKS AND REC DEPT

Chris Wright, President
Spokane City Park Board
808 W Spokane Falls Blvd
Spokane, WA 99201

August 22, 2016

Board President Wright,

Catholic Charities Spokane would like to voice its support for the proposed use of Conservation Futures funds in acquisition of the 48 acres along Latah Creek owned by JRP Land, LLC. Catholic Charities has operated an urban farm proximate to the JRP Land property since 2002, as part of its program Food For All. Catholic Charities believes Conservation Futures to be an excellent means by which to conserve this property, which possesses unique heritage and excellent prospects for future community benefit if maintained as agricultural land.

Not long ago, the farms of the Latah Valley served as the 'veggie-basket' of Spokane, supplying Spokaneites with fresh produce. That this property is one of the last remaining intact historical farmsteads in the valley provides its conservation a singular opportunity to recognize this heritage of our community.

It is that the farm also exists as a unique opportunity to positively serve the Spokane community moving into the *future*, however, that which makes the property stand out as a prime candidate for use of Conservation Futures funding.

Our program, Food For All, concerns itself with ensuring our community possesses a healthy, equitable, and prosperous food system. Food For All works to ensure our community can feed itself well, and that local farmers and food entrepreneurs have the resources needed to play a leading role in that effort. To that end, we recognize that our community must have a tangible connection to the sources of our food, and that aspiring growers have the tools and training opportunities they need to build their enterprises.

Conservation Futures' acquisition of this property would secure the land's rich past in the name of a continued legacy – given its ideal size, excellent soils, ample water right, and proximity to Spokane, the property could readily serve a variety of purposes Catholic Charities and many of its partners have identified as needed for the community:

- A learning farm for our community's children, including prospects for direct integration into school curriculum, as well as summer-season educational programs;
- An incubator farm for aspiring farmers, offering training, resources and land-access, with potential to provide targeted supports to demographics such as military veterans and refugees;
- A producer of nutritious foods to supply food pantries and senior meal programs;
- An interactive, recreation-friendly agricultural space promoting 'ag literacy' and affording innovative open-space activities.

509.358.4250 • 800.831.1209 • Fax: 509.358.4259
12 East Fifth Avenue • P.O. Box 2253
Spokane, WA 99210-2253
www.CatholicCharitiesSpokane.org

Uses such as these have proven impacts on similar properties across the Northwest. They have been identified as needs in our community. Significantly, they possess excellent prospects for access to funding and resources needed to sustain such a property. Clear funding opportunities include several grant programs administered by the US Department of Agriculture, as well as several private foundation partners of Catholic Charities invested in agricultural conservation and community food systems.

In Catholic Charities' introduction to this property this summer and in our broader work supporting a vital food and agricultural system, we could not overstate the value – in legacy and potential – this farmstead possesses.

Sincerely,



Rob McCann
Executive Director

Cc: Spokane Parks Board of Directors

Property Acquisition Questionnaire

Beacon Hill-04-16

19.7 acres

Portions of Parcels: 36364.9052. 36364.9065 & 36364.9066

1. Does acquisition have support of neighborhood organizations and citizens? **Yes**

Comments: Individuals testified in favor of acquiring this property through Conservation Futures. Organizations expressing support for this acquisition including Evergreen East Mountain Bike Alliance and other trail users. There was considerable public testimony, written comments, and letters to Conservation Futures program supporting this acquisition.

2. Does acquisition serve unmet needs? **Yes**

Comments: This is a key piece of property to what has become the premier and best utilized mountain biking trail system in the region, serving a growing population of mountain bikers and other trail users.

3. Does acquisition rely on Park funding, have an outside funding source, or is it being donated? (How much Park funding would be required: \$0.00) **No**

Comments: Acquisition would be funded by Conservation Futures.

4. Does acquisition incur new maintenance responsibilities or other on-going costs or require development or improvements? (Estimated cost: (\$0.00)) **No**

Comments: There is an existing maintenance agreement for this property with Evergreen East Mountain Bike Alliance that utilizes donated labor, equipment and supplies. This agreement will be supplemented with funds from the Spokane County Conservation Futures annual maintenance funds of \$48.20 per acre per year (\$950 per year for this property).

5. Does acquisition appeal to narrow population base or potentially all citizens of Spokane? **Property would appeal to variety of users.**

Comments: **Property has appeal for trail use such as walkers, hikers and mountain bikers.**

6. Is acquisition accessible to public? **Yes**

Comments: **Property has vehicle parking at Camp Sekani, off of Upriver Drive. Property can also be accessed from Beacon Hill trail system, the neighborhood just north of the property and is adjacent to the Centennial Trail.**

7. Does acquisition enhance or benefit existing park land? **Yes**

Comments: **Property is adjacent to Camp Sekani and would provide access to existing park property. The property is uphill from Camp Sekani and is the starting point for downhill mountain bike runs and provides views that are not available further downhill.**

8. Does property have any special or unique features or cultural significance that should be preserved and make it more desirable? **Yes**

Comments: **The property has views of the Spokane River and river valley, unique rock outcroppings, and some features from old homestead site**

9. Does acquisition have any liabilities (i.e. hazmat, unwanted structures, or immediate improvements needed) or use restrictions? (identify liabilities: **some structures and potential easement**) **Yes**

Comments: **There are some remnants of old structures and seller would likely request an easement for sewer line and possibly a fire road.**

10. Does the acquisition have potential to generate new revenues for Park Fund? (anticipated revenue: **\$500.00 annually**) **Yes**

Comments: **There is some revenue from mountain biking events and races. Spokatopia, an outdoor adventure festival featuring a large variety of activities, is also growing in popularity.**

11. Is the property within the City limits? **No**

Comments: **This property is adjacent to Camp Sekani, located 1 mile east of the city limits.**

12. Does the property function as a buffer or habitat corridor to enhance and preserve environmentally sensitive areas such as wetlands, groundwater recharge areas, or flora and fauna? **Yes**

Comments: **This property provides some wildlife habitat and would provide some buffer between existing park land and potential housing development..**

13. Is there potential threat of non-compatible development and loss of public use? **Yes**

Comments: **The potential for this property to be turned into a housing development is significant. The property has an approved residential subdivision plat and is currently owned by a development corporation.**

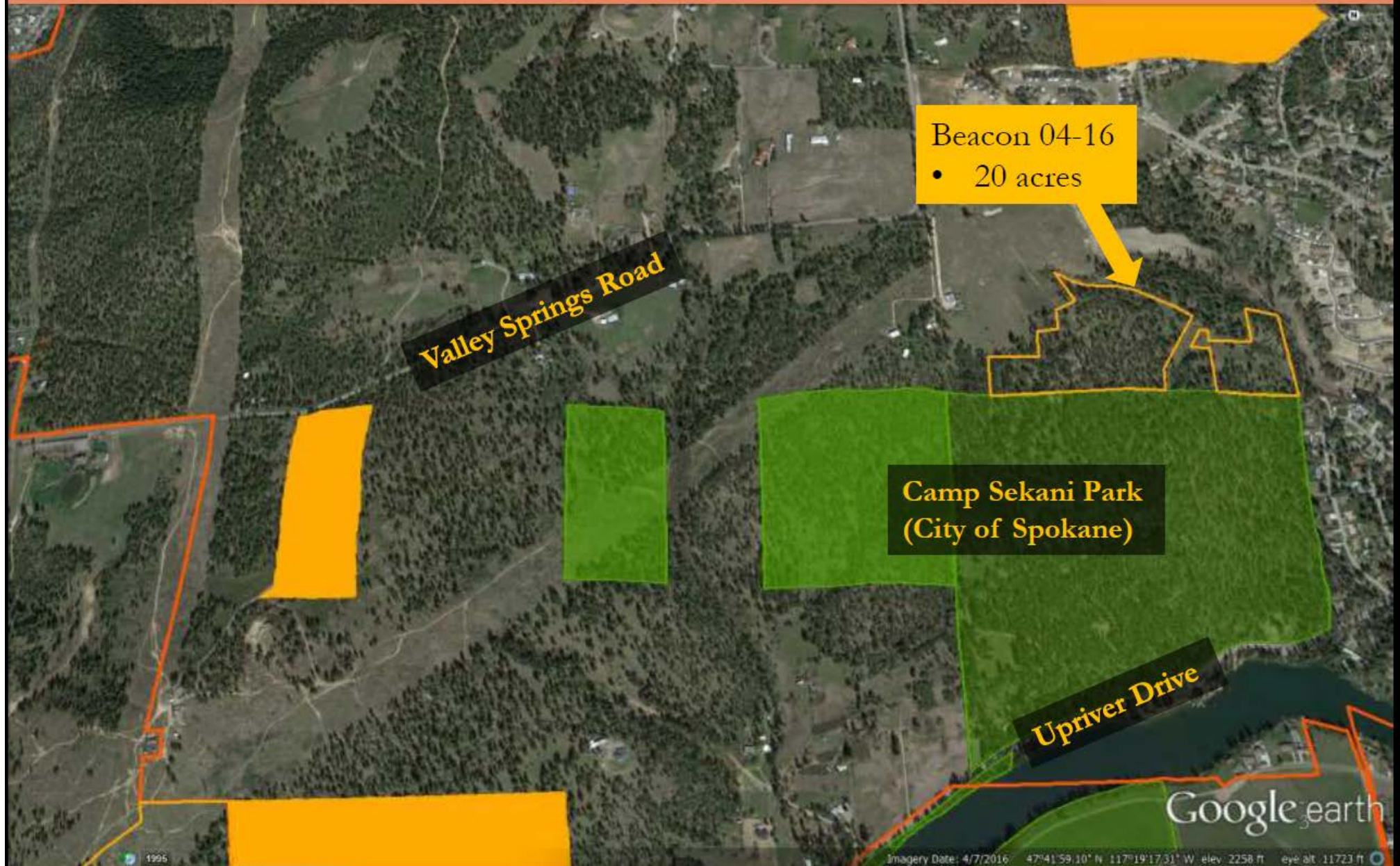
14. Would acquiring property reduce tax revenues? (assessed value is: \$0.00) No

Comments: Property is outside City limits so does not provide property tax revenue to City. Assessed value has not been determined as property is only a portion of existing parcels. Owner estimates value at \$1,750,000. Value is highly dependent on potential for development.

Other comments, special circumstances or considerations:

This is a key, strategic property acquisition identified in the Beacon Hill Trail Preservation Plan as presented to Park Board by Evergreen East Mountain Biking Alliance, a chapter of a highly successful statewide organization. Spokane Parks has had a valuable partnership with the Mountain Biking Alliance who has assumed responsibility for trail planning, development, and maintenance. The trail system not only serves citizens of Spokane but has become a regional destination for mountain biking, bringing a positive economic impact to the city. There is a significant threat of losing a very important part of this trail system to residential development if this property is not acquired for public purposes.

Beacon Hill 04-16 – Ranked #4





**Special Meeting of the Land Committee of the
Spokane Park Board**

April 2, 2014, 3:00 p.m. – 5:00 p.m.
City Hall Conference Room 5A, Fifth Floor
808 W Spokane Falls Boulevard
Spokane, Washington
Tony Madunich – Park Operations Division Manager

Committee Members:

X Van Voorhis, Ken – Chairperson
X Kelley, Ross
X Meyer, Kristine
Potratz, Preston
X Santorsola, Jim
X Selinger, Samuel
X Traver, Susan
X Wright, Chris

Also present:

Park Board:

Randy Cameron

Parks Staff:

Leroy Eadie
Garrett Jones
Tony Madunich
Al Vorderbrueggen

Other City Staff:

Dan Buller

Guest(s):

Kent Moline
John Schram

Samuel Selinger attended telephonically. Randy Cameron arrived after the meeting convened.

Summary

- The Committee recommended Park Board support the Tuscan Ridge nomination as a Spokane County Conservation Futures acquisition in consideration of a \$100,000 provisional gift to Parks and Recreation to be used for maintenance and/or capital improvements. If Spokane County Commissioners approve the acquisition of the Tuscan Ridge property and the full amount of the provisional gift is realized, the Land Committee recommends that the Park Board accept ownership of the property. In no way does this motion commit the Park Board to acquire the property with any other funds other than Conservation Futures, or to commit to capital expenditures for improvements for parking and/or access from public roadways.
- The Committee recommended Park Board approval of Value Blanket Order with Western Equipment Distributors, Inc. for purchase of Toro park and golf course equipment and repair and replacement parts in the amount up to an estimated annual maximum expenditure of \$65,000.
- The Committee recommended Park Board acceptance of the low bid submitted by Dardan Enterprises in the amount of \$159,877.05 for Gaiser Conservatory renovation.
- The Committee recommended Park Board approval of the Resolution to sell surplus equipment (portable stage) to Spokane County for \$12,500.
- Division Street Boat Launch – An update including project history, location, design concepts, and timeline was provided by Staff. Various project aspects were discussed.
- Ben Burr Trail Improvements - The recent walk-through with various parties attending, and Liberty Park crossing options were reviewed and discussed. Committee consensus preferred the 'red' trail crossing through Liberty Park, and agreed it enhances the use of the remaining property.
- Capital Projects – A written list was provided and briefly discussed. The memorial benches will be ready for the dedication.
- Park Operations Financial Report – The final 2013 Financial Statements were provided, with no significant changes from the preliminary 2013 yearend report. Board Members requested Staff to begin 2015 budget planning, and asked for a level of service evaluation plan update.

MINUTES

The meeting was called to order at 3:00p.m. by Chairperson, Ken Van Voorhis. Introductions were made. Agenda order changes were made as the meeting progressed.

Action Items:

1. Support for Tuscan Ridge nomination as Conservation Futures Unforeseen Opportunity acquisition – Copies of the Property Acquisition Questionnaire, the 2010 Conservation Futures nomination form, and a Friends of the Bluff request for a new Land Committee motion were provided. Review and discussion included: topic history; Conservation Futures nomination ranking; property history, location, characteristics, access, development potential, and required improvements; safety; the request for a new motion; 'unforeseen opportunity' definition, implications, and conditional acceptance; provisional donation opportunity and options; clarifying Parks intentions if the property were acquired; maintenance and operation costs; funding sources and uses; Friends of the Bluff 501c3 status; the property acquisition questionnaire; and realistic expectations, and associated costs. Board Member concerns included: parking, right-of-way, and access issues; and feeling coerced to consider property outside of the strategic planning goal.

Motion #1: Chris Wright moved to recommend that Park Board supports the Tuscan Ridge nomination as a Spokane County Conservation Futures acquisition in consideration of a \$100,000 provisional gift to Parks and Recreation to be used for maintenance and/or capital improvements. If Spokane County Commissioners approve the acquisition of the Tuscan Ridge property and the full amount of the provisional gift is realized, the Land Committee recommends that the Park Board accept ownership of the property. In no way does this motion commit the Park Board to acquire the property with any other funds other than Conservation Futures, or to commit to capital expenditures for improvements for parking and/or access from public roadways. Kristine Meyer seconded. Motion passed.

2. Recommend approval of Value Blanket Order with Western Equipment Distributors, Inc. for purchase of Toro park and golf course equipment and repair and replacement parts – Park Operations and Golf have a large fleet of Toro equipment, which Park Operations maintains. Western Equipment has previously been declared the sole source for factory repair parts for this equipment. This action item allows establishment of a Value Blanket Order through Purchasing with an estimated maximum annual expenditure of \$65,000 so repair/replacement parts may be purchased as needed on an ongoing basis to keep equipment operating through the year. Equipment purchases would be limited to small accessories mountable on larger equipment.

Motion #2: Ross Kelley moved to recommend approval of Value Blanket Order with Western Equipment Distributors, Inc. for purchase of Toro park and golf course equipment and repair and replacement parts in the amount up to an estimated annual maximum expenditure of \$65,000. Susan Traver seconded. Motion passed.

3. Recommend acceptance of low bid for Gaiser Conservatory renovation – One bid was received. The amount, including tax, is \$159,877.05. Previously donated funds, designated to benefit the Gaiser Conservatory, have been received. The Capital Budget will cover the difference between the donated funds and the bid amount. Review and discussion included: project and funding history; use restrictions of the donated funds; the scope of work; a recognition plaque; anticipated benefits; and production and display greenhouses.

Motion #3: Ross Kelley moved to recommend acceptance of the low bid submitted by Dardan Enterprises in the amount of \$159,877.05 for Gaiser Conservatory renovation. Susan Traver seconded. Motion passed.

Property Acquisition Questionnaire

Tuscan Ridge

1. Does acquisition have support of neighborhood organizations and citizens? **yes**

Comments: **Over 100 individuals and organizations have provided written support for this acquisition. Organizations expressing support include Friends of the Bluff, Southgate Neighborhood Council, Spokane Audubon, Trout Unlimited, and Friends of the Falls.**

2. Does acquisition serve unmet needs? **Somewhat**

Comments: **Serves primarily natural area trail users. Adds to existing trails network and protects wildlife habitat. Provides “missing piece” link between existing land holdings.**

3. Does acquisition rely on Park funding, have an outside funding source, or is it being donated? (How much Park funding would be required: **0**)

Comments: **Acquisition would be funded by Conservation Futures**

4. Does acquisition incur new maintenance responsibilities or other on-going costs or require development or improvements? (Estimated cost: **\$4,500/ yr**) **yes**

Comments: **Maintenance costs offset by 1) CF maintenance funds @ \$57.68/acre (\$1,297/yr) 2) \$100,000 maintenance endowment 3) significant volunteer support through FoB**

Trailhead/parking improvements anticipated at some point.

5. Does acquisition appeal to narrow population base or potentially all citizens of Spokane? **Fairly defined user groups**

Comments: **Serves primarily natural area trail users – hikers and bikers, and primarily south hill residents**

6. Is acquisition accessible to public? **yes**

Comments: **This acquisition has strong potential to improve accessibility to existing conservation land and improve connectivity between existing land holdings**

7. Does acquisition enhance or benefit existing park land? **yes**

Comments: **See previous comments**

8. Does property have any special or unique features or cultural significance that should be preserved and make it more desirable? **Some**

Comments: **Property has scenic views and has been identified as a wildlife corridor. The existence of a natural, undeveloped piece of property of this size within City Limits is becoming increasingly rare.**

9. Does acquisition have any liabilities (i.e. hazmat, unwanted structures, or immediate improvements needed) or use restrictions? (identify liabilities: _____) **None known**

Comments: **Property does have a power line easement but impact on recreational use is minimal.**

10. Does the acquisition have potential to generate new revenues for Park Fund? (anticipated revenue: _____) **No**

Comments: **No identified revenue opportunities at this time other than \$100,000 maintenance endowment that would accompany acquisition**

11. Is the property within the City limits? **Yes**

Comments:

12. Does the property function as a buffer or habitat corridor to enhance and preserve environmentally sensitive areas such as wetlands, groundwater recharge areas, or flora and fauna? **Yes**

Comments: **Property provides wildlife habitat and corridor, native forest, and buffer to residential development and Latah Creek**

13. Is there potential threat of non-compatible development and loss of public use? **Yes**

Comments: **Property has gone through preliminary planning, platting, permitting, and easement acquisition for planned development**

14. Would acquiring property reduce tax revenues? (assessed value is: **\$50,000** _____) **Yes**

Comments: **Current assessed value seems very low. Value as developed property would be far greater.**

Other comments, special circumstances, or considerations:

Property would be nominated as an “Unforeseen Opportunity” under Conservation Futures and would have to be evaluated and prioritized by that program for potential acquisition. Value as park land is in enhancing existing trail network and linking existing park properties together. Existing park land in vicinity: Hangman Conservation Area and Campion (160 acres) to the south; Hangman and High Drive Conservation Areas (482 acres) to the west and northwest; Qualchan Golf Course (225 acres) to the west. Park Board previously granted a sewer line easement across park property for the potential development of Tuscan Ridge in exchange for providing a trailhead and parking serving the Hangman Conservation Area.

SPOKANE PARK BOARD
April 10, 2014 Regular Monthly Meeting
1:30 P.M., City Council Chambers
Minutes

1. **Roll Call:** *Leesa Van Zandt*

Park Board Members Present: Randy Cameron, President; Chris Wright, Vice President; Leroy Eadie; Jim Santorsola; Sam Selinger; Susan Traver; Ken Van Voorhis; Preston Potratz; Kristine Meyer; and Councilman Mike Allen

Park Board Members Absent Excused: Andy Dunau

Staff Present: Nancy Goodspeed, Carl Strong, Garrett Jones, Tony Madunich, Rebecca Madany, Al Vorderbrueggen, Angel Spell, Sam Song, Aaron Champagne and Debbie Dodson

2. **Motion No. 1:** Ross Kelley motioned to approve the March 13, 2014 Regular Park Board Meeting Minutes and Study Session Notes, with the addition of Ross Kelley being present at the March 13, 2014 Regular Park Board meeting and Study Session.
Preston Potratz seconded.
Motion carried.

3. **Additions or Deletions to the Agenda:** None.

4. **Monthly Highlights:**

- A. If you've got spring fever and have planting in mind, specifically planting trees in mind, be sure to check with Urban Forestry before you make a purchase or dig a hole. On the Urban Forestry website you'll find information on specifications, approved types of trees and a variety of additional information about our urban forest.
- B. Bring the whole family to the John A. Finch Arboretum on April 26 for lots of fun and FREE activities for all ages. Spokane's Arbor Day celebration will take place from 11 am to 2 pm, April 26, rain or shine at the Arboretum.
- C. It may be raining outside, but inside the Gaiser Conservatory in Manito Park you'll find nothing but blooms! The Conservatory is open from 8:00 a.m. to 6:00 p.m. daily, and just occasionally closes on Wednesdays for pest control. A stroll thru the Conservatory is sure to prepare you for spring!
- D. The Recreation Department is gearing up for the summer camp season and reminds participants that now is the best time to pick out the camps you want to attend and to register now. Camps start June 16th!
- E. The Spring Recreation Activity Guide is now available Interactively on our website. We encourage you to check out all the new programs as well as seasonal favorites. And remember, the easiest and fastest way to register is to go on-line and use the interactive guide.
- F. Camps are very popular again this year, and we've got camps for nearly all ages and all abilities including Teen Camps for ages 12-16, Aquatic Camps, Tennis Camps and Sports Camps for Pre-school Ages 0-5. For ages 3 – 5, and 6 -11 Corbin Kids Camps feature Fine Arts & Crafts Summer Camps and Workshops. Funshine Day Camp offers specialized and adaptive services for individuals with disabilities.
- G. Additionally, the Therapeutic Recreation Services Spring and Summer guide is also now

available and offers activities March thru July.

- H. Attention golfers! All four city golf courses are now open and we're signing up lessons for Adult Golf Sessions, Senior and Junior Golf Sessions. Sign up online or by phone via My Spokane.
- I. The swim season is not all that far off and staff is already busy preparing. What's happening now in the Aquatics Department? Staff is currently interviewing and taking applications for the summer season. Open positions include managers, cashiers and lifeguards.
- J. What's new in Aquatics for Summer 2014 you might ask? We are happy to announce the addition of more swim lessons, and expanded senior center open swim times. We are also teaming up with kids' sports camps including the Skyhawks & Soccertots. Pools open for the season June 16th, just nine weeks away!
- K. This year we're celebrating the 40th Anniversary of EXPO '74 with special Riverfront Park Summer Season Pass pricing. This Early Bird Discount Sale offers the best price of the season with unlimited admission to the Carrousel and Amusement rides including the Ferris Wheel, Tilt A Whirl, Tour Train, Dragon Coaster and much, much more! Season passes also include discounts on IMAX shows.
- L. And speaking of the IMAX, the Theatre is now open for the 2014 season with a full schedule. See the website for show times.
- M. The historic 1909 Loeff Carrousel is also back from its annual planned maintenance hiatus with expanding hours of operation. The Carrousel will begin full-time, 7 days a week operation May 2.
- N. So, as you can see we've got a fun-filled summer jam packed with camps, lessons and lots of fun activities. Browse through our interactive Activity Guide and then register early to get the classes you want. And don't forget, registering on-line is the quickest way to sign up for any of our classes.
- O. Work is continuing on schedule with the Riverfront Park Master Plan. Park Board will be hosting two public comment meetings regarding the Master Plan and recommendations on new and existing Park uses. The public comment meetings will be held on Thursday, April 17th and Thursday, April 24th at 6 pm. in the Council Chambers of City Hall.

5. **Special Guests:**

A. SYSCA Update – *Bonnie McDade, Executive Director, Southside Senior & Community Center; and Kate Green, Executive Director, Northeast Youth Center*

Bonnie McDate updated the Board that for the first quarter of 2014, there has been 181,000 hours of Volunteer Participation. Kate Green updated the Board on the "Building Dreams" fundraiser on May 10th at 6 p.m. at the Spokane Convention Center, tickets are \$40.00. The youth center just purchased their Riverfront Park passes this week. Kate Green has been working with Ryan Griffith on providing outdoor activities. Kate Green is working with the Parks Foundation on swim lessons. As a pilot program, 20 kids will receive swim lessons in early June. Bonnie McDade reported that two of the senior center representatives will be giving input on the changes to Riverfront Park specifically addressing seniors' needs. Corbin Senior Center's Movin' and Grovin' Health Fair was a success. Hillyard Senior Center hosted a birthday luncheon banana split event. Mid-City Concerns has a new kitchen. Project Joy's 52 piece orchestra will play at the Veteran's Cemetery on Memorial Day. The Southside Senior Center is having their annual meeting next month where the Project Joy orchestra will play again. The Southside Senior center hosted a luncheon for the Volunteers. The Sinto Senior Center is working with EWU on a program to target the new baby boomer population.

6. **Motion No. 2:** Susan Traver motioned to approve claims for the month of March 2014 in the amount of \$808,150.19.
Ross Kelley seconded.
Motion carried.
7. **Financial Report & Budget Update:** – *Rebecca Madany*
Rebecca Madany presented the March Financials. The Park Fund Revenue to date is at 100%; the Park Fund Expenditures to date is at 109%.
8. **Special Discussion/Action Items:**
 - A. Approval of Two Resolutions – *Leroy Eadie*
Leroy Eadie presented two resolutions supporting Parks and Recreation grant applications to the Washington State Recreation & Conservation Office. The Washington State Recreation & Conservation Office (RCO) does now require an approved resolution as part of our application. The first grant project is completion of the Mirror Pond Improvements. That grant application will be a little over \$300,000 which is what is needed to complete that project. Our match on this grant will equal what we have already committed to in our capital plan (\$60,000) as the rest will be funded by other grants and the Friends of Manito. The second grant project is design and construction of a Universal Baseball Field at Mission Park. This is the field that we discussed a while back that is a partnership with the Cal Ripken Sr. Foundation. The projected costs is around \$1 million. Cal Ripken Sr. Foundation will fund 50% of the total project costs which can count as our match.
Motion No. 3: Sam Selinger moved to approve the Mirror Pond Resolution as presented.
Ross Kelley seconded.
Motion carried.
Motion No. 4: Ross Kelley moved to approve the Universal Baseball Field Resolution.
Susan Traver seconded.
Motion carried.
9. **Foundation Report:** – *Heather Beebe-Stevens, Executive Director*
Heather Beebe-Stevens updated the Board on the Expo '74 Gala. The Foundation's website has been rebuilt and will go live tomorrow. There is also a new website for the Expo '74 event, www.expo74.org. The Foundation is still taking sponsorships. The 2014 grant awards have been decided. The Northeast Youth Center will receive a \$4,000 grant; the Friends of Manito will receive \$400; the Peaceful Valley Community Center will receive \$3,000; Valleyfest will receive \$1,000; Spokane County Parks will receive \$2,725 for swimming lessons; the MAC will receive \$5,000; Therapeutic Recreation Service will receive \$1,000; City of Spokane Parks will receive \$4,800 for swimming lessons; and the Sister Cities will receive \$7,500. Heather Beebe-Stevens distributed invitations and newsletter to the Park Board members.
10. **Committee Reports – Action Items:**
Golf Committee: March 19, 2014, *Ross Kelley*
 - A. There was discussion on proposed changes to the "Golf Division Policy & Operations Manual."
 - B. There was an update on POS software.
 - C. There was an update on the Communications for the Creek at Qualchan.
 - D. There was a presentation of Fred Marchant's 25 service pin with the City of Spokane.
 - E. There was a Revenue Enhancement/Advertising Update.
 - F. There was an update on course conditions.
 - G. Next meeting will be on April 16, 2014 at 7 am at Esmeralda Golf Course.

Land Committee: April 2, 2014, *Ken Van Voorhis*

- A. Ken Van Voorhis provided background information on the nomination of Tuscan Ridge as a Spokane County Conservation Futures acquisition in consideration of a \$100,000 provisional gift to Parks and Recreation to be used for maintenance and/or capital improvements. If Spokane County Commissioners approve the acquisition of the Tuscan Ridge property and the full amount of the provisional gift is realized, the Land Committee recommends that the Park Board accept ownership of the property. In no way does this motion commit the Park Board to acquire the property with any other funds other than Conservation Futures, or to commit to capital expenditures for improvements for parking and/or access from public roadways.

Motion No. 5: Ken Van Voorhis moved to approve the nomination of Tuscan Ridge as a Spokane County Conservation Futures acquisition in consideration of a \$100,000 provisional gift to Parks and Recreation to be used for maintenance and/or capital improvements.

Ross Kelley seconded.

Motion carried.

- B. Ken Van Voorhis provided background information on the Value Blanket Order with Western Equipment Distributors, Inc. for purchase of Toro park and golf course equipment and repair and replacement parts in the amount up to an estimated annual maximum expenditure of \$65,000.

Motion No. 6: Ken Van Voorhis moved to approve the Value Blanket Order with Western Equipment Distributors, Inc.

Ross Kelley seconded.

Motion carried.

- C. Ken Van Voorhis provided background information on the low bid submitted by Dardan Enterprises in the amount of \$159,877.05 for Gaiser Conservatory renovation.

Motion No. 7: Ken Van Voorhis moved to approve the low bid submitted by Dardan Enterprises in the amount of \$159,877.05 for Gaiser Conservatory renovation.

Kristine Meyer seconded.

Motion carried.

- D. Ken Van Voorhis provided background information on the Resolution to sell surplus equipment (portable stage) to Spokane County for \$12,500.

Motion No. 8: Ken Van Voorhis moved to approve the Resolution to sell surplus equipment (portable stage) to Spokane County for \$12,500.

Jim Santorsola seconded.

Motion carried.

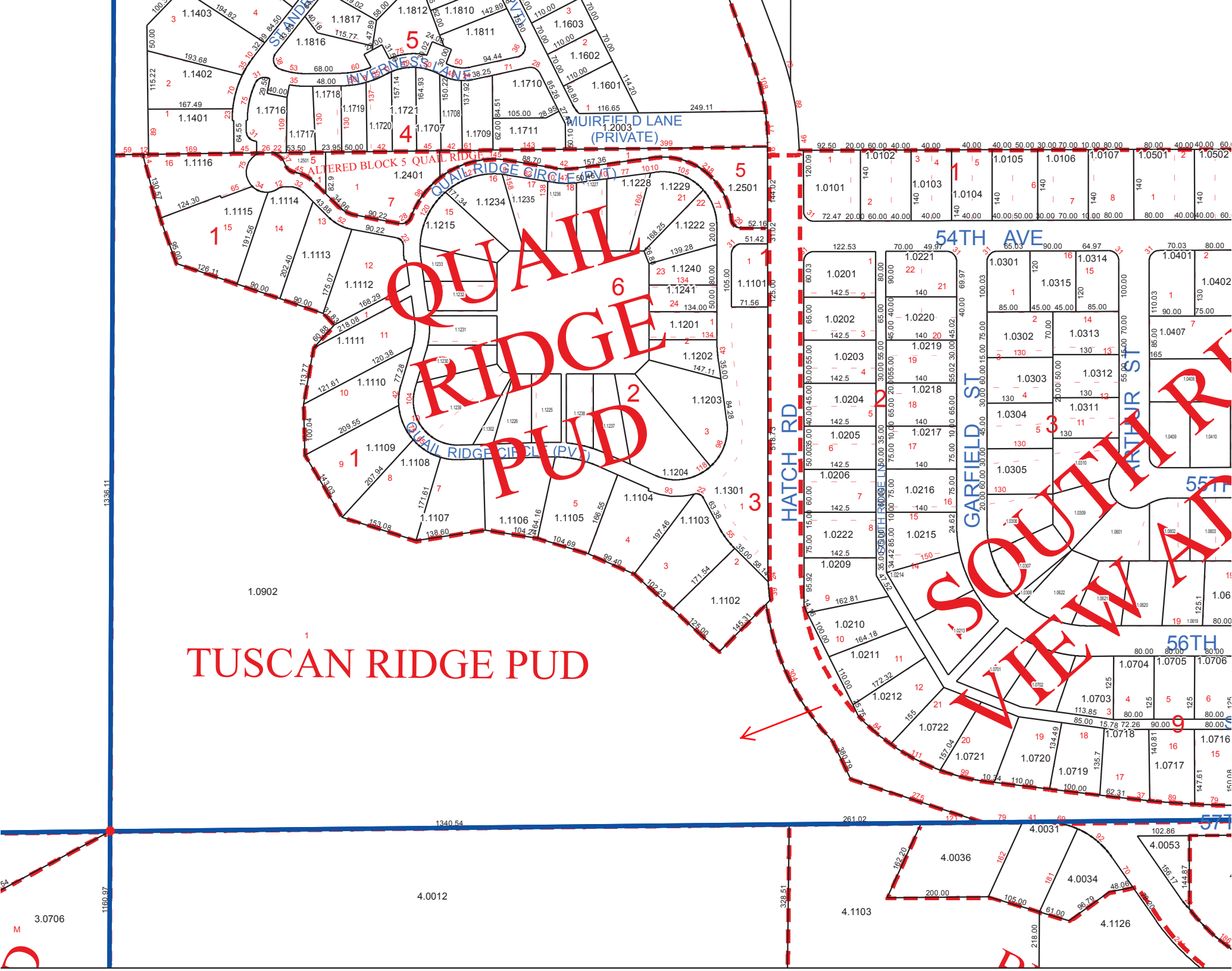
- E. There was an update on the Division Street Boat Launch, including project history, location, design concepts, and timeline was provided by Staff. Various project aspects were discussed.

- F. Ben Burr Trail - Engineering Services Staff has scheduled an informational walk-through of the full length of the trail with various City representatives, and parties both supporting and opposing the project. The resulting report will be presented at a future Committee meeting. Discussion included: Staff participating in the walk-through; previous Board consensus; neighborhood opposition to the project; compromise opportunities; the existing resolution; talking points; final design approval; and the need for early communication between City Departments for joint projects.

- G. The next scheduled meeting is April 30, 2014, at 3:00 p.m. in City Hall Tribal Conference Room 1, Fifth Floor of Spokane City Hall.

High Drive 15-16 – Ranked #7





TUSCAN RIDGE PUD

QUAIL
RIDGE
PUD

SOUTHERN

3.0706

4.0012

4.1103

4.1126

54TH AVE

GARFIELD ST

HATCH RD

MUIRFIELD LANE
(PRIVATE)

QUAIL RIDGE CIRCLE
(PRIVATE)

QUAIL RIDGE CIRCLE
(PRIVATE)

55TH

56TH

57TH

TUSCAN RIDGE FINAL P.U.D.

Z1300046 FPUD

IN A PORTION OF THE NE 1/4 OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

CURVE TABLE			
CURVE #	RADIUS	ARC LENGTH	DELTA
C1	489.87'	303.41'	035°29'13"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N20°20'18"W	293.53'
L2	N00°51'18"W	7.68'
L3	S44°38'36"W	5.46'

P.U.D. DATA TABLE	
SITE AREA:	22.36 ACRES
COMMON AREA:	7.5 ACRES
GROSS DENSITY:	4.46 UNITS/ACRE
APPROVED DENSITY RANGE:	> 4 UNITS/ACRE MIN., < 5 UNITS/ACRE MAX.
NUMBER OF BUILDINGS:	UP TO 30
NUMBER OF UNITS:	UP TO 100 CONDOMINIUM UNITS
ACCESSORY BUILDINGS:	TBD AT THE TIME OF BUILDING PERMIT (UP TO 15% LOT COVERAGE)
ZONING:	R20
WATER SYSTEM:	CITY OF SPOKANE
SEWER SYSTEM:	CITY OF SPOKANE
STREET SYSTEM:	PRIVATE

PURPOSE OF SURVEY

THE PURPOSE OF THIS SURVEY IS TO FINAL P.U.D. SAID LEGAL DESCRIPTION INTO A PRIVATE UNIT DEVELOPMENT AND SET THE CORNERS AS SHOWN.

EQUIPMENT AND PROCEDURES

PER WAC 332-120-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.

PER WAC 332-120-100 EQUIPMENT AND PROCEDURES, AN ANNUALLY CALIBRATED LEICA TSP11200 ROBOTIC TOTAL STATION, AND A LEICA 1200 GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

BASIS OF BEARINGS

NORTH 01°54'40" EAST - ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M. SPOKANE COUNTY, WASHINGTON AS PER (R1)

REFERENCE NOTES

(R1) RECORD OF SURVEY, ADAMS AND CLARK, APN 83150041, RECORDED IN NOVEMBER 1983.

(R2) WASHINGTON WATER POWER ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION SYSTEM EASEMENT, RECORDED JULY 9, 1940, RECORDING NO. 447709A.

(R3) CONTOUR DATA OBTAINED FROM CITY OF SPOKANE PRELIMINARY P.U.D. APPLICATION.

LEGEND
SET 1/2" REBAR W/PC MARKED "37549", (UNLESS OTHERWISE NOTED)

- P.U.D. BOUNDARY
- RETAINING WALL
- EASEMENT LINE
- EXISTING LOT LINE
- EXISTING EASEMENT
- EXISTING ASPHALT
- PROPOSED ASPHALT
- CONCRETE
- GRAVEL SERVICE ROADS
- BUILDING LINE (ILLUSTRATIVE ONLY)

DEDICATION

KNOWN ALL MEN BY THIS PRESENTS THAT YONG LEWIS, HAS CAUSED TO BE PLATED INTO A PRIVATE UNIT DEVELOPMENT LOTS THAT PORTION OF LAND SHOWN HEREON TO BE AND TO GRANT EASEMENTS DELINEATED HEREON TO BE CREATED BY THEIR OWN FREE WILL AND CONSENT, A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

MARSHALL'S 10 ACRE TRACT, 1ST ADDITION, BLOCK 5; EXCEPT DUAL RIDGE PLANNED UNIT DEVELOPMENT; AND EXCEPT THAT PORTION OF LAND DEEDED TO THE CITY OF SPOKANE UNDER APN 6503202 FOR PUBLIC RIGHT OF WAY, BEING A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF SECTION 5 AND A PORTION OF GOVERNMENT LOT 15 AND GOVERNMENT LOT 16 OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF COMMENCEMENT AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 16, SECTION 5, TOWNSHIP 24 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON;

THENCE NORTH 27°32'37" EAST A DISTANCE OF 189.92 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 25°20'18" WEST A DISTANCE OF 293.53 FEET;

THENCE NORTH 00°51'18" WEST A DISTANCE OF 7.68 FEET;

THENCE SOUTH 44°38'36" WEST A DISTANCE OF 5.46 FEET TO A NON-TANGENT CURVE;

THENCE ALONG A NON-TANGENT CURVE TO THE SOUTHEAST, HAVING A RADIUS OF 489.87 FEET, A CENTRAL ANGLE OF 35°29'13", AN ARC LENGTH OF 303.41 FEET, A CHORD BEARING OF SOUTH 25°41'48" EAST, AND A CHORD LENGTH OF 298.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,849.97 SQUARE FEET (0.11 ACRES) OF LAND MORE OR LESS.

SUBJECT TO RIGHTS OF WAY, EASEMENTS OR SERVITUDES OF RECORD OR IN VIEW.

ADDRESS: 5600 S. HATCH RD.

ALL PARKING AREAS AND DRIVEWAYS SHALL BE HARD SURFACED.

ONE ACCESS POINT WILL BE ALLOWED ONTO HATCH ROAD AND 5TH AVENUE.

ALL STORMWATER AND SURFACE DRAINAGE GENERATED ON-SITE MUST BE DISPOSED OF ON-SITE IN ACCORDANCE WITH SMC 170.060 "STORM WATER FACILITIES", AND AS PER THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON DRAINAGE PLANS ACCEPTED FOR THIS FINAL P.U.D.

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY STRUCTURES IN THIS P.U.D. UNTIL EVIDENCE, SATISFACTORY TO THE DIRECTOR OF ENGINEERING SERVICES, HAS BEEN PROVIDED SHOWING THAT THE RECOMMENDATIONS OF SMC 170.060 "STORMWATER FACILITIES" AND THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON DRAINAGE PLANS ACCEPTED FOR THIS FINAL P.U.D. HAVE BEEN COMPLIED WITH.

SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY ENGINEERING SERVICES-DEVELOPER SERVICES IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS, ARE HEREBY GRANTED TO THE CITY OF SPOKANE FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC STREETS ADJOINING THE P.U.D.

THIS SITE HAS BEEN IDENTIFIED AS HAVING STEEP SLOPES OF GREATER THAN 30 PERCENT. AN EVALUATION MUST BE PERFORMED FOR EACH STRUCTURE TO DETERMINE THE SUITABILITY OF ANY ABOVE OR BELOW GRADE LEVEL STRUCTURES FOR EACH BUILDING SITE. THIS EVALUATION MUST INCLUDE AN INDIVIDUAL LOT DRAINAGE PLAN, AND IT MUST ADDRESS THE DISPOSAL OF STORMWATER 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 THE CITY BUILDING DEPARTMENT AND TO ENGINEERING SERVICES-DEVELOPER SERVICES FOR REVIEW AND CONCURRENCE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THE AFFECTED STRUCTURE.

PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY STRUCTURE IN THIS P.U.D., THE PUBLIC AND PRIVATE WATER SYSTEMS SERVING THIS P.U.D. SHALL BE CONSTRUCTED, INSPECTED, AND TESTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CITY ENGINEERING SERVICES DEPARTMENT AND HAVE ADEQUATE PRESSURE AND VOLUME FOR DOMESTIC AND FIRE USE AS DETERMINED BY THE CITY WATER/MAYORS SERVICES DEPARTMENT. EACH BUILDING SITE SHALL BE ADEQUATELY SERVED BY A FIRE HYDRANT AND APPROPRIATE STREET ACCESS AS DETERMINED BY THE CITY OF SPOKANE FIRE DEPARTMENT AND CITY TRANSPORTATION DEPARTMENT RESPECTIVELY.

PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY STRUCTURE IN THIS P.U.D., THE PRIVATE SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED, INSPECTED AND TESTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CITY ENGINEERING SERVICES DEPARTMENT AND THE CITY WASTEWATER MAINTENANCE DEPARTMENT.

THE CITY SHALL COLLECT IMPACT FEES, BASED ON THE SCHEDULES IN SMC 170.075.180, OR AN INDEPENDENT FEE CALCULATIONS PROVIDED FOR IN SMC 170.075.050, FROM ANY APPLICATION SEEKING DEVELOPMENT APPROVAL FROM THE CITY.

THE STORMWATER SYSTEM, PRIVATE STREETS, SHOW REMOVAL, AND UTILITIES INCLUDING SEWER AND WATER, ALL OTHER PRIVATE COMMON AREAS AND EASEMENTS HEREON, SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION (A WASHINGTON NON-PROFIT CORPORATION). THE MEMBERS OF WHICH ARE THE OWNERS OF LAND WITHIN THE P.U.D.). A SET OF COVENANTS, CONDITIONS AND RESTRICTIONS, REVIEWED AND APPROVED BY THE CITY OF SPOKANE, AND RECORDED WITHIN THE SPOKANE COUNTY AUDITOR'S OFFICE CONTEMPORANEOUSLY HEREON, SHALL ADDRESS THE DUTIES AND RESPONSIBILITIES OF THE HOMEOWNERS ASSOCIATION WITH RESPECT TO ALL COMMON AREAS, PRIVATE ROADS AND UTILITIES (INCLUDING BUT NOT LIMITED TO THE LEVYING AND COLLECTION OF ASSESSMENTS, THE OPERATION AND MAINTENANCE OF ALL SYSTEMS AND THE ADMINISTRATION AND ENFORCEMENT OF THESE DUTIES AND RESPONSIBILITIES. THE CITY SHALL BEAR NO RESPONSIBILITY FOR SUCH MAINTENANCE AND SHALL NOT BE A PARTY TO ANY LEGAL ACTION FOR FAILURE TO PROVIDE STREET, SEWER OR WATER SERVICE WITHIN THE PRIVATE STREETS WITHIN THE BOUNDARY OF THIS P.U.D.

INDIVIDUAL, ON-SITE SEWER SYSTEMS AND PRIVATE WELLS AND WATER SYSTEMS ARE PROHIBITED.

THE LAND IN THIS P.U.D. IS NOT IN AN IRRIGATION DISTRICT.

OWNER'S CERTIFICATION

THE OWNER CERTIFIES THAT:

- I, THE P.U.D. IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S) OF THE LAND;
- THE OWNERS ARE THE OWNERS OF THE PROPERTY AND THE ONLY PARTIES HAVING INTEREST IN THE LAND AND IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS;
- THE OWNERS ADOPT THE PLAN OF LOTS, BLOCKS AND STREETS SHOWN;
- OWNER DEDICATES TO THE CITY AND THE CITY'S PERMITTEES THE EASEMENTS SHOWN FOR UTILITIES AND CABLE TELEVISION PURPOSES;
- OWNER DEDICATES TO THE CITY THE STREETS, ALLEY AND OTHER PUBLIC PLACES, INCLUDING SLOPE AND CONSTRUCTION EASEMENTS AND WAIVES ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY INCLUDING, WITHOUT LIMITATION, THE CITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE AND MAINTENANCE OF ANY PUBLIC WAY SO DEDICATED; AND
- OWNER CONVEYS TO THE CITY AS GENERAL CITY PROPERTY THE BUFFER STRIPS ADJOINING UNPLATTED PROPERTY.

EXAMINED AND APPROVED June DAY OF June 2016.

Yong Lewis
OWNER

STATE OF WASHINGTON

County of Spokane

On this 6th day of June 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared YONG LEWIS, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, reading at Spokane
My Appointment Expires: 05-01-20

Yong Lewis
OWNER

PROJECT AGREEMENT AND EASEMENT PER APN 6503202

LICENSE AGREEMENT FOR TUSCAN RIDGE PROJECT AND TRAILHEAD IMPROVEMENTS WITHIN CITY OF SPOKANE

RIGHT OF WAY PER APN 6503204

(SEE SHT. 2 OF 2 FOR EXTENTS OF RIGHT OF WAY IMPROVEMENTS)

TRAILHEAD AND PUBLIC ACCESS CASE PER APN 6503203

PRESTON LIVING TRUST

AUGUST, N.

57 TH. AVE.

BLACK D.

GRAPHIC SCALE

(IN FEET)

HORIZ. 1 inch = 100 ft.

810

600

400

200

0

100

200

300

400

500

600

700

800

900

1000

1100

1200

1300

1400

1500

1600

1700

1800

1900

2000

2100

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10700

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10900

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11200

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11600

11700

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11900

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14700

14800

14900

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15400

15500

15600

15700

15800

15900

16000

16100

16200

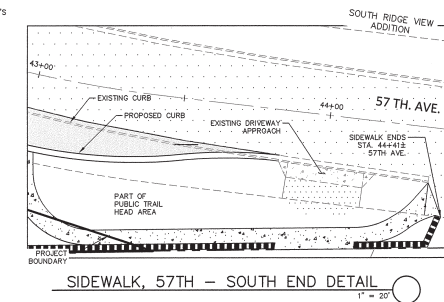
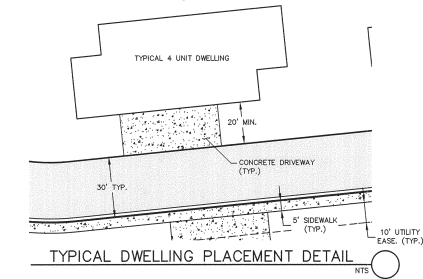
16300

16400

TUSCAN RIDGE FINAL P.U.D.

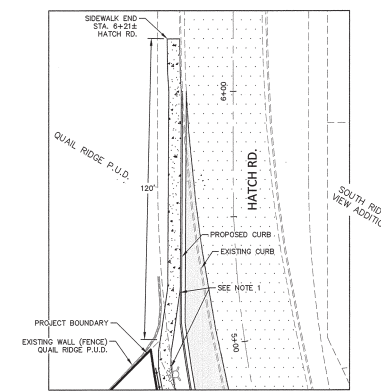
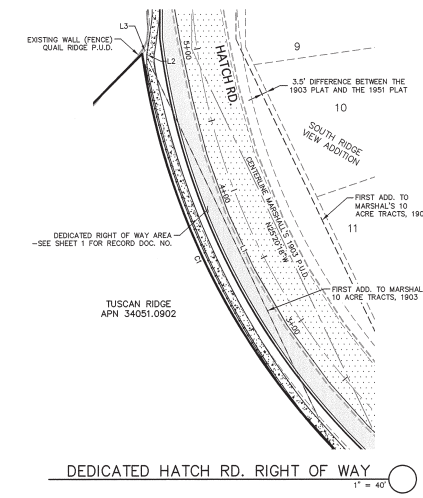
Z1300046 FPUD
IN A PORTION OF THE NE 1/4 OF SECTION 5, TOWNSHIP 24 NORTH,
RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY,
WASHINGTON

SPOKANE COUNTY AUDITOR
FILED FOR RECORD BY STORHAUG ENGINEERING THIS 24TH DAY OF
JULY 2024 AT 5:00 MINUTES PAST 2:00 P.M. AND
RECORDED IN BOOK 202 OF PLATS, AT PAGE 166 IN THE RECORDS OF
SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF
STORHAUG ENGINEERING
SPOKANE COUNTY AUDITOR



CURVE TABLE			
CURVE #	RADIUS	ARC LENGTH	DELTA
C1	489.87'	303.41'	0.352913°

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N25°20'18"W	283.53'
L2	N00°03'18"W	7.65'
L3	S44°38'36"W	5.46'



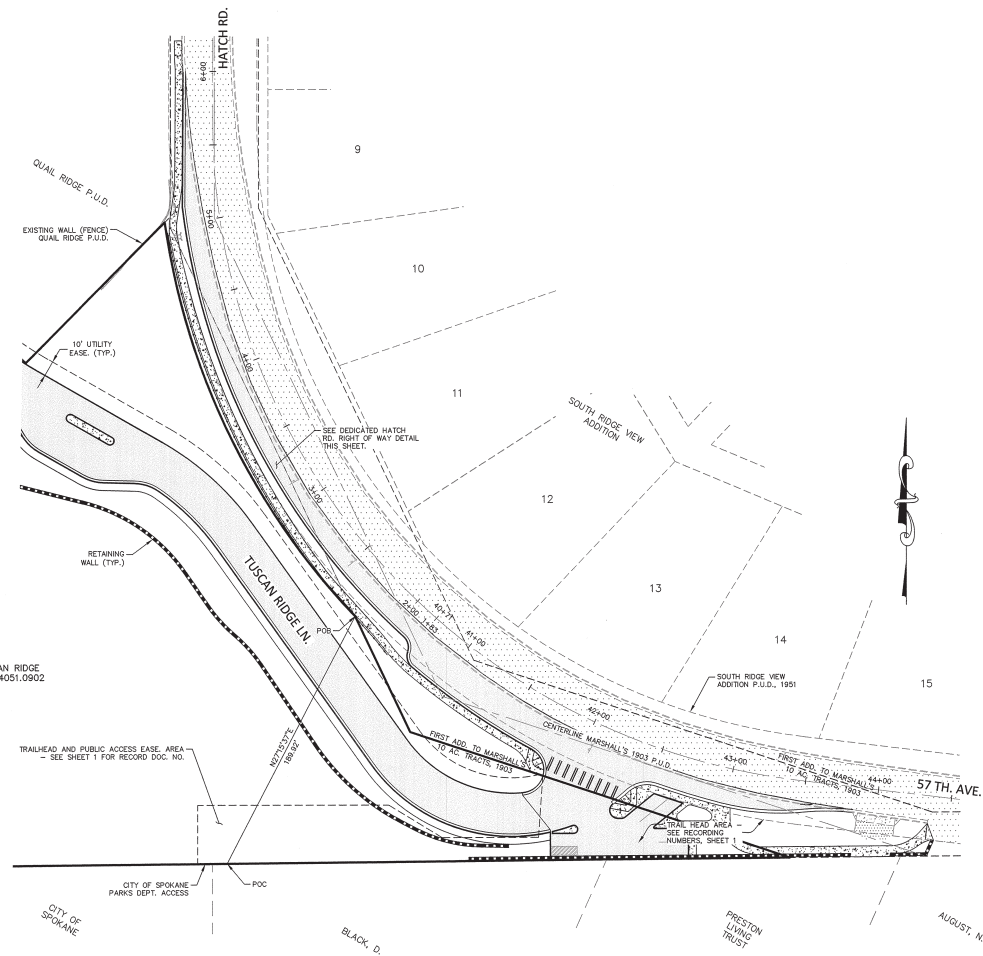
- NOTES
1. TRANSITION SIDEWALK FROM "6' OFFSET FROM CURB" TO "ADJACENT TO CURB" NORTH OF FIRE HYDRANT. TRANSITION TO BE SMOOTH AND UNIFORM.



storhäug
civil engineering planning
landscape architecture surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001



DATE	SCALE
06/06/2016	1" = 40'
FIELD BOOK	DRAWN
BK. _____ PG. _____	JAM
PROJECT NUMBER	DRAWING NO.
14-209	2 OF 2



J. ORA 10/20/24 10:00 AM 10/20/24 10:00 AM