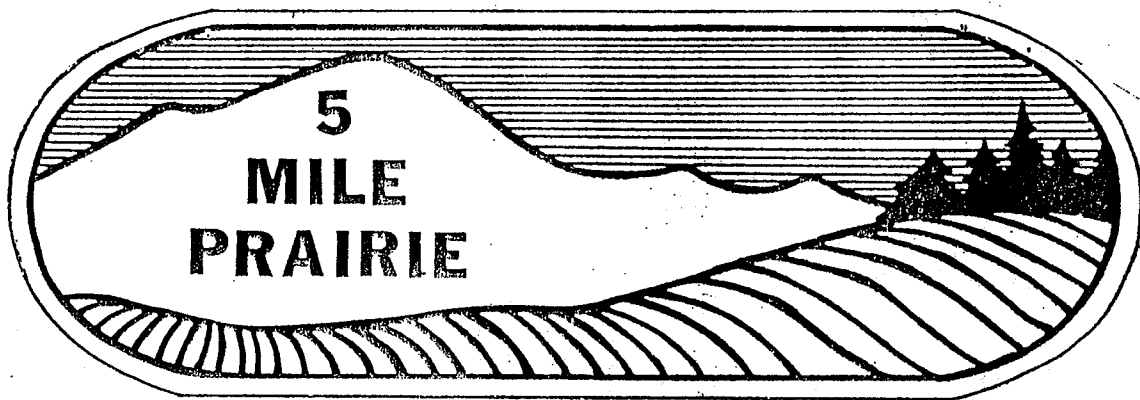


# **FIVE MILE PRAIRIE PLANNING PROJECT**



**PREPARED BY  
THE PEOPLE FOR  
THE PRESERVATION AND  
DEVELOPMENT OF  
FIVE MILE PRAIRIE  
INC**

January 5, 1972

Mr. Charles L. Huggins  
Planning Director  
Spokane, County, Washington

Dear Mr. Huggins:

At this time the PEOPLE FOR THE PRESERVATION AND DEVELOPMENT OF 5-MILE PRAIRIE CORPORATION, wish to transmit to you Phase I of a land-use study for 5-Mile Prairie.

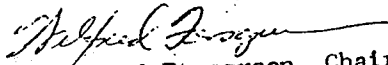
This study has been undertaken because of the concern experienced by 5-Mile residents about the future of the Prairie and because of their wish to have an input in this future.

In the near future the following phases will be transmitted to you for your review.

It is our recommendation that the contents of this study be reviewed by the County and City Planning Commissions, The Regional Planning Conference, the County Commissioners, and the City Council.

It is our recommendation that because this study does reflect the desires of the community that it will be adopted and used as a guide for public actions and private development in using this land.

Respectfully submitted,

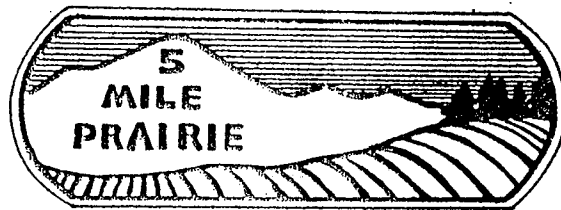


Wilfred Forsgreen, Chairman  
Board of Directors.  
PEOPLE FOR THE PRESERVATION  
AND DEVELOPMENT OF 5-MILE  
PRAIRIE CORP.

cc: Vaughn P. Call, Director  
City Planning Commission

PHASE 1

## FIVE MILE PRAIRIE PLANNING PROJECT



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## FOREWORD

The geographic area of the planning community covered by this study will be hereafter referred to as 5-Mile Prairie. Specifically this is meant to include the high plateau area and the adjacent slopes. Presently, the plateau land is primarily devoted to agricultural uses for which purpose it's soil is very well suited.

In the Spring of 1971, the residents of 5-Mile Prairie took part in a house to house survey requesting points of view regarding the future of the Prairie.

This survey showed an overwhelming concern on the part of residents that future development of this area be guided by a comprehensive plan. Also, this survey indicated residents preferred the rural nature of 5-Mile Prairie and the style of life now enjoyed.

As residents of 5-Mile Prairie have discussed their future, they have increasingly become aware of the value of this rural plateau to the larger community. Spokane is a "nice place to live". One feature making this true is "green belt" areas, such as, 5-Mile Prairie, close to the City of Spokane.

A non-profit corporation called THE PEOPLE FOR THE PRESERVATION AND DEVELOPMENT OF 5-MILE PRAIRIE was formed in July, 1971, for the purpose of providing an organized collective voice for the residents and landowners of the Prairie.

With the aid of the survey result, THE PEOPLE FOR THE PRESERVATION AND DEVELOPMENT OF 5-MILE PRAIRIE now proposes to develop a comprehensive plan as a guideline for the preservation and development of 5-Mile Prairie.

## GEOLOGIC ORIGIN AND HISTORY OF FIVE MILE PRAIRIE

Written and Researched by: Cynthia L. Johnson

Dedicated to those who are gone and those who remain.

Hurrah for every pioneer

Who built his humble cabin here:

Hurrah for us, here, from their wonder,

Who will not have it struck asunder. C.L.J.

How infinitely long ago! A child of violence, perhaps, that erupted from the core of Mother Earth. Indian lore would have us believe it was visible and audible from afar. Tons and tons of material, debris, hurled forth in gigantic, tumbling, horrendous and deafening power, only to fall back upon the little accumulation of rocks, some of which, fortunately, would cling to the new born island, building it many feet in the air, and at that point in time, it might seem, the plateau, the mesa, was indeed secure.

Before life and man could exist upon this tiny place, just born, and dwarfed by total earth, wind and rain, freezing nights and scorching days had to pulverize its surface into soil. When enough had accumulated it was ready for life and Indian.

Indian called his new found campground, Billymeechum, "home of tall grass". Food was plentiful for him, and his ponies were fat, frisky and happy to graze on the two to three foot tall bunch grass that covered the mesa. Fish from the streams below was brought up to be dried and smoked on the rocks. Wild game was here in abundance. Winter offered him no problem. Wind blew the snow off his open, high, plateau. But he had no need for the venomous rattler here to share his campground and threaten his very existence. He found them wiggling through the tall grass and basking on the hot rocks near their many, many pits. Voracious coyotes, soon to out number him and drive him from his home, became a menace. Their cliff-edge dens surrounded the mesa.<sup>1</sup>

Neither Indian legend nor myth reaches back far enough to tell us how long ago the Siwash Indians, a tribe within the Spokane Indians, came to make their home on this mesa and name it after their chief, Billy Neechum. But Runic writings done

in indelible red, green and yellow paint on a great lava rock near the south cliffs of Billymeechum tells of a visit from a band of Norsemen in the year 1010 AD.<sup>2</sup> The party consisted of 24 men, 7 women and one baby. A terrible battle took place between them and the Indians of this area over a flowing spring of cool water. The Indians won and the victims were buried at the foot of the rock. One woman and her child was hurled from the rock and buried some distance away. In 1926, Dr. Frank H. Knowland, international authority on Runic writing, came from Washington, D.C. to decipher and make copies of the Runic story. Phillip Howland, a member of the Clallam Indian Tribe hands down the information his people substantiate the legend and blondes among his ancestors is proof of the visit. The spring is just a trickle now. A strong fence protects the few remaining figures painted upon the rock in the year 1010 AD.

Mr. Ross Cox, a writer of Indian life, mentioned the Spokane Indians who lived on a high plateau overlooking a spectacular river winding through a valley. This was in 1811.<sup>3</sup>

In 1872, J.J. Dowling and L.R. Scranton came to this area to establish homes. They found the Indians in force, north, across the river, and the Siwash Indians still had exclusive claim on Billymeechum mesa. Sometime between 1878 and 1881 they abandoned their home. No Indians ever laid a heavy hand on nature, thus, the marauding coyote and the deadly rattler grew to outnumber him. He moved on.<sup>4</sup>

In the spring of 1879 the noble pioneers who had so long occupied the vanguard of civilization and who had been, all the time, on the skirmish in this march to progress toward the West, had completed their work as far as this isolated, land-locked plateau named Billymeechum was concerned. They climbed to the top of this 400 foot high, 2400 acre, stupendous work of nature to view it in all its virgin promise.

"Beautiful land! Glorious in prospect! Grand in environment! Salubrious in climate! Rich in soil! Where is thy equal?" So quoted a man, J.J. Strong, here from Illinois in that spring of 1879. He searched no farther to sink his roots. His fellow pioneers, J.R. Depew, a New Englander, and Joseph Dozier of Iowa, followed him to become the first settlers on the plateau. During the summer and

autumn of that same year, Chas. Wilson, from Colorado, George White, from Iowa, and Henry Tonnet, from New York, but born in France, in that order named, joined the homesteaders. The following spring, 1880, Thomas Tompkins of New Hampshire, Joseph and Hiram Allen, and E. Daily, from Indiana, Jim Holmberg, a new arrival from Sweden, and W. Stratton were numbered among the "first".<sup>5</sup>

As is typical of man, upon his arrival, he had to change it all. Billymeechum mesa became Five Mile Prairie, it being that far from the now established Spokane Falls. He discounted the Indian explanation of the origin of this unique "Prairie-in-the-Sky", and let Geologists tell him how it happened. Five Mile Prairie, it was reasoned, represents the ancient original level that was once the continuous plateau of all Eastern Washington, and is the consequence of the vagaries of natural erosion.<sup>6</sup> In all probability streams served to isolate this prairie by eroding lava and "Loess"<sup>7</sup> from areas around it. The earliest exposed rocks associated with Five Mile Prairie were called "Granodiorite", which cooled, then hardened, at a depth of several miles in the earth during the Cretaceous Period, approximately 100 million years ago. These rocks, which lay on top of the granite have long since eroded away. Thus, at one time, before the lava flows, this granite lay exposed throughout much of the Spokane area. It was on this granite surface that lava flows from off the Columbia Plateau began creeping, slowly, and pile up, layer upon layer. The exact location of fractures from during the Miocene Epic, 15 to 20 million years ago. Some of the lava dammed up streams to form small lakes that collected silt, clay and leaves. Five Mile Prairie is underlined with the "Latah Clay". The next flows covered the lakes, silt, clay and leaves creating basalt. Circular in outline, basalt cliffs almost surround Five Mile Prairie. It rises abruptly on the north, east and west, but slopes gently on the south. Over the last million years, windblown sand and silt, called "loess" has been deposited on Five Mile Plateau, creating a capping, like frosting on a cake, of fertile soil many feet deep, similiar in nature and origin of the Palouse Country soil.<sup>8</sup> Since the departure of the great glacier that once lay as close as Deer Park, this area has changed very little.

The task now for the pioneers of the 1880's who were homesteading Five Mile Prairie was to till this soil of great durability and forcible character. In three years, about, beautiful orchards were scattered atop the once barren, bunch-

grass prairie. Nearly every known variety of deciduous fruit trees were planted and grew successfully. Vegetables of excellent quality were harvested in great abundance. Berries of all kinds produced profitable crops. Wheat, oats and barley were the principal grains grown. Enormous pride was evidence in displays of these early settlers at the Interstate Fairs. Pictures remain to show they labeled their exhibit, "Five Mile Prairie: Agricultural Gem of Spokane. Grown Without Irrigation."<sup>9</sup> It was their thanks and tribute to their bountiful harvest from their fertile homeland.

In 1880, Libby Gould, related to the well known New York Goulds, arrived with her family by wagon train to become the third white girl of twelve families now in Spokane. Her marriage, in 1884 to Alph R. Stratton, son of W. Stratton, Five Mile Prairie, was a royal affair. They purchased and moved to the orchard-farm on the Prairie. Their family consisted of two boys, Roland and Browne, and twin girls, Edna and Ethel, the first twins born on the Prairie and in Spokane.<sup>10</sup> Very few changes have been made on the original Stratton home, visible to all who travel the Southwest approach to the Prairie. Roland Stratton and his wife, Daisy, reside in this monument of the past. Edna and her husband, George Gruenhagen reside next door in a much smaller cottage in an atmosphere of not too many modern appliances and conveniences. "We are simple people, but we are proud", she beams. "At age 84, she is bright faced and keen of memory. Both she and her brother remember the first school they attended on Five Mile Prairie. A lone cottonwood still stands to mark the original location. The first church, which burned nearly 30 years ago, was on the now vacant corner north of the present School House, and east of the Grange Hall. What is now the Grange Hall used to be an apple packing warehouse in the early years when Five Mile Prairie was mainly fruit orchards. Just north of the church was a General Store, above it a dance hall, owned and operated by Mr. Ellern, later the Tonnets. Two crab apple trees in the front of the Stratton Home, and seven wild plum trees, near the Grange Hall, are all that remains of the beautiful orchards planted 80 years ago. The snake pits are no more, but, there were four of them, all on the south ledge of the bluff, according to Edna Gruenhagen. Poachers killed the coyote. Sadness was in her voice when Edna remembered her Mother taking her and her twin sister to the spring off the south ledge of the Prairie to place flowers on the graves of an unknown Mother and her Child.

The past, the present, and the future are inseparable. The present is the



fruit of the past and the seed of the future. Five Mile Prairie, 92 years later, very unchanged, is still the fertile symbol of Spokane. Nearly 120 families share this "Gem" of scenic beauty, so highly praised by those who first laid eyes upon it. Their homes range from humble homesteads to pretentious estates, widely separated, with grain fields between, creating an open-space, charming, old world country atmosphere.

To fail to acknowledge our obligation to these noble souls who lived to make the world better, and into whose labors we enter, is gross ingratitude. It is an evidence of magnanimity of our character to appreciate and strive to perpetuate what past generations have bequeathed us.

THIS IS WHAT WE DESIRE. AND THIS IS WHAT WE AIM TO DO.

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1. History of Spokane County: "Indians".
  2. Spokane Daily Chronicle: July 5, 1926, page 1.
  3. History of Spokane County: "Indians".
  4. Five Mile Prairie, by C. T. Johnson, 1900.
  5. Five Mile Prairie, by C. T. Johnson, 1900.
  6. Dr. Olson, Whitworth College Science Dept. Direct quote.
  7. German word meaning wind-blown sand and silt. Professional paper #140.
  8. Dictated to researcher by Dr. Olson, Whitworth College
  9. Albums belonging to Edna Gruenhagen.
  10. Album and diary of W. Stratton.

## THE PLANNING PROCESS

The public entities responsible for planning for the 5-Mile Prairie are the County and City of Spokane.

5-Mile Prairie is an island plateau located to the north of the City of Spokane. The plateau is approximately 500 feet in elevation above the surrounding area. 614 acres of the 3200 acre prairie area lies within the boundaries of the City of Spokane. The geographic boundaries of the City or County has little significance in the development of a comprehensive plan for 5-Mile Prairie.

Planning is preparing today for the needs of tomorrow. A general comprehensive plan is a written document designating future residential areas of various densities, commercial areas, major open space areas, institutional and public areas, arterials, local shopping facilities, schools and local parks that would be needed for the Prairie residents.

The purpose of the general comprehensive plan is to provide a guideline for developing zoning and sub-division ordinances. These are the enforcement tools of a plan.

The planning process of the City and County follow similar patterns. Each has a Planning Director and a Planning Commission. The Commission is an advisory body to each elected body, County Commissioners or City Councilman. The Planning Commission develops the preliminary plan and recommends it to the Commissioners or Council members. The ultimate decision for use of the land is made by the County Commissioners or City Council members.

The role of the citizen in the Planning Process is that residents have a right to come before the respective planning commissions, County Commissioners, or City Council members and be heard. Or they can work collectively as an organization and deal with these respective bodies in developing a plan.

The principles of citizen involvement in the planning process have been well outlined in the report "Attacking Urban Problems" adopted by the Spokane City Council in 1970.

Emphasis on plan developing must be on the co-operative effort of the citizen and governing bodies to collectively plan for the future of 5-Mile Prairie.

## GOALS STATEMENT

### INTRODUCTION

Developing a set of planning goals for 5-Mile Prairie is a difficult and unusual task. It is difficult because these goals are not to correct a set of existing ills, but rather to preserve a set natural and human values against improper exploitation.

The task is unusual in that it is a community undertaking, not the product of a handful of residents, but an effort that embraces the totality of the Prairie community.

In the case of 5-Mile Prairie the task of Goal setting must reflect the attitudes and philosophical needs of the people involved, as well as the practical needs of an expanding urban center. However deeply felt these practical and philosophical needs are, they cannot be treated separately. They must be planned for together.

To these ends a generalized comprehensive plan considering environment and use of land on 5-Mile Prairie should be made. Such a plan should not be a sterile reflection of statistics, nor follow traditional lines of expansion planning. Instead the plan should be a marriage of technical and professional expertise with strong elements of community participation. The plan would not consider the highest and best use of the land as only being the extensive development of housing.

As a first step to making such a plan, long range goals must be established, for these will form the foundation on which such a plan will be built.

The goals must reflect the wishes, life style, and environment of a majority of these land owners and residents as they face future change. The goals should address themselves to resolution of the location problem that confronts 5-Mile Prairie in it's unique setting within the Spokane Metropolitan area. Finally, the goals must provide a means by which the community of 5-Mile Prairie can effectively help shape it's own future. The goals seek to

preserve values that can have no price put on them.

Goals presented in this report are divided into two general groupings:  
Environmental and Use of Land.

## ENVIRONMENTAL GOALS

### 1. AMENITIES:

These are defined as those tangible and intangible values that a person believes make living worthwhile. At this time, 5-Mile Prairie enjoys land uncrowding, large areas of farmed fields and views stretching to the distant mountains, open space, freedom from noise pollution and clean fresh air. The scenic values of 5-Mile Prairie are a significant factor to a majority of the land as shown on Plate III. A related amenity is the natural habitat the Prairie provides to many forms of plant and animal life now threatened by urbanization. The value of these amenities are of significance not only to Prairie residents, but also to non-resident visitors. The value of such a "naturalistic laboratory" to serve not only Prairie residents but the larger Spokane Metropolitan area is both a desirable and realistic (practical) goal of a comprehensive plan. The Wild Life values of the prairie are shown on Plate II.

### 2. LIFE-STYLE:

It is the goal of the 5-Mile Prairie community to develop a comprehensive plan to foster maximum of residential living styles that accommodates living for both agricultural and non-agricultural occupations. At the present time the Prairie enjoys diversity in terms of age group, occupation, lifestyles, and in terms of living accommodation type and price. We seek to preserve this diversity.

### 3. UTILITIES-ARTERIALS:

Plans for utility development including water and power must be compatible with enhancing the non-urban character of 5-Mile Prairie. Road standards should reflect design and layout that contribute visually to the non-urban atmosphere. Such roads must provide for the safety of users including those who travel on foot, horseback, bicycles, as well as in vehicles. Major and Minor arterials encouraging high volumes of non-prairie traffic must be kept to a minimum.

4. SEWER:

Planning and provision for a sewage system should be co-ordinated to minimize impact of construction.

## LAND USE GOALS

### 1. OPEN SPACE AND AGRICULTURE:

A comprehensive plan for 5-Mile Prairie must include a goal to preserve its unique natural areas for non-agricultural purposes so as to compliment the non-urban character of the prairie's development. The plan must consider fostering significant agricultural land use, therefore, it would be necessary to retain 50% of the land area for agrarian and open space use. The Prairie's location in relation to Spokane Metropolitan area provides an excellent opportunity to satisfy urban needs for fresh produce and berry crops as well as enhance the non-urban character of the Prairie.

### 2. RESIDENTIAL

This goal is to have residential districts that are safe, healthy, enjoyable to live in and attractive in appearance. Above all else, these districts must preserve and enhance the rural atmosphere by maintaining a residential/rural/agricultural living and diversity of choice of housing types and housing values consistent with the expressed life styles of the Prairie residents, and its environmental value to the Spokane Metropolitan area.

### 3. PUBLIC

Only those public facilities consonant with the general environmental and land use goals of the 5-Mile Prairie community should be encouraged for placement on the Prairie, such as a system of public open space to insure free movement throughout the Prairie.

### 4. PARKS AND RECREATION

It is a goal of the Prairie Community to encourage park and recreation facility developments necessary to serve both the population of the area, as well as some non-resident use. For both uses the existing life style should be enhanced.



Certain portions of the Prairie areas may be developed for the enjoyment of all people by the preservation of the environment and by permitting outdoor activities which require open space, such as hiking, bicycling, horse-back riding, and the observing of wildlife. See public goals.

5. COMMERCIAL

Recognizing the proximity of nearby regional shopping facilities, only the development of these minimum commercials and office establishments necessary to provide the residents of the Prairie with sufficient neighborhood services should be encouraged.

6. INDUSTRY

The plan should preclude all traditional industry in it's goal of preserving the residential/rural/agricultural nature of the Prairie. However, cottage type industry would be compatible with the prairie life style and the plan should consider this economic contribution of the Metropolitan Area.

PLATE I

AGRICULTURAL SOILS

Agricultural soils taken from the 1970 Spokane County Agricultural Land Classifications map by the Soil and Water Conservation Districts, and the Soil Survey, Spokane County, Washington issued 1968, U. S. Department of Agriculture.

ZONE I represents Class I soil, described by the Soil Conservation District as being excellent cropland potential without artificial means of increasing yields.

ZONE II represents Class II soil, described by the Soil Conservation District as being good cropland potential without artificial means of increasing yields.

ZONE III represents soils unsuited for cropland.

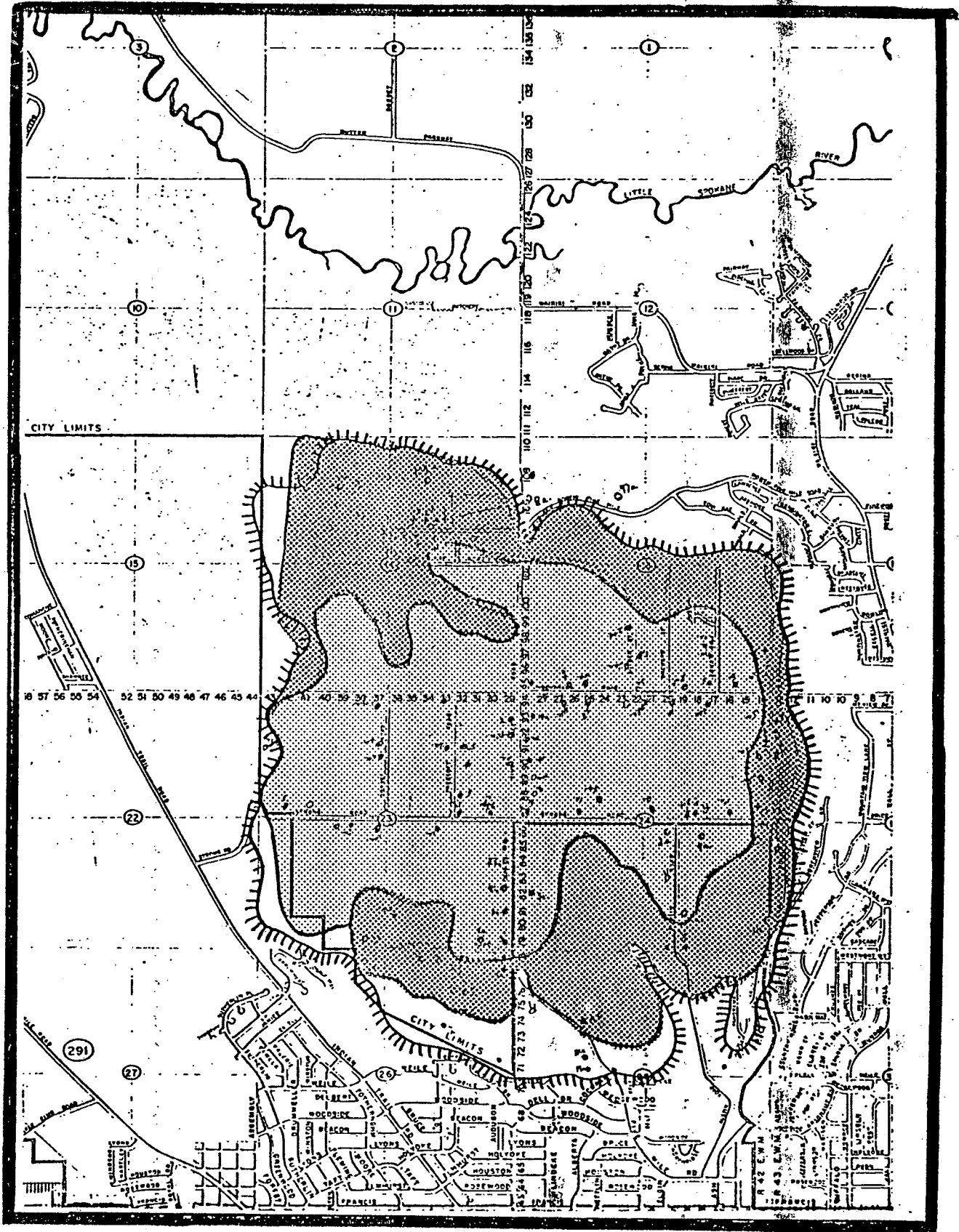
<sup>2</sup> It is extremely difficult to defend agricultural lands when their cash value can be multiplied tenfold by employment for relatively cheap housing. Farm is basic factory, the farmer is the country's best landscape gardener and maintenance work force, the custodian of much scenic beauty. Mere market values of farmlands do not reflect the long-term value of the irreplaceable nature of these living soils. Our omnibus protection of all farmland is difficult to defend; but protection of the best soils in a metropolitan area would appear not only defensible, but clearly desirable.




<sup>3</sup> Jean Gottman has recommended "that the very good soils are not extensive enough in megopolis to be wastefully abandoned to non-agricultural uses." The soils Gottman had in mind are identical to Prime Agricultural Soils in the metropolitan area. The farmer, displaced from excellent soils by urbanization, often moves to another site on inferior soils. Excellent soils lost to agriculture for building can finally only be replaced by bringing inferior soils into production. This requires capital investment. "Land that is not considered cropland today will become cropland tomorrow, but at the price of much investment. Therefore, given a choice, prime soils should not be developed. In principle Class I soils should not be developed, but should be exempted from development (save by those functions that do not diminish their protective potential.) This would suggest retirement of prime soils into forest or their utilization as open space

- for institutions, for recreation or in development for housing at densities no higher than 1 house per 25 acres.

2 & 3

Designs in Nature, Ian McHarg



-  ZONE I - CLASS I SOIL - EXCELLENT CROPLAND POTENTIAL
-  ZONE II - CLASS II SOIL - GOOD CROPLAND POTENTIAL
-  ZONE III - UNSUITED FOR CROPLAND

## PLATES II and III

PLATE II-WILDLIFE-may be explained as depicting areas in which wildlife is to be found to a greater or lesser degree.

ZONE I represents relatively uninhabited areas where wildlife of various types abounds. The Washington State Fish Hatchery is located in this area for the spawning and raising of stocking trout. The brood tanks and the Little Spokane River are fed by springs of considerable flow that occur at the base of the North slope of the 5-Mile Plateau. The undeveloped slopes of the Little Spokane River and the range of hills that rise above it are the natural habitat of a wide variety of wildlife; white tailed deer, badger, marmots, porcupine, raccoons, coyotes, chipmunks, quail, ring neck pheasants, wild turkeys, rabbits, squirrels, and an occasional bobcat and cougar, to name a few. The marshy lowlands adjacent to the streams provide nesting for blue wing teal, mallard and pintail ducks and is visited by the fishing great blue heron.

ZONE II represents sparse housing where wildlife is often seen and occasionally lives, such as deer, ducks, coyotes, hawks, many varieties of songbirds, quail, pheasant and rabbits.

ZONE III represents densely populated areas that have little or no wildlife except for certain varieties of songbirds.

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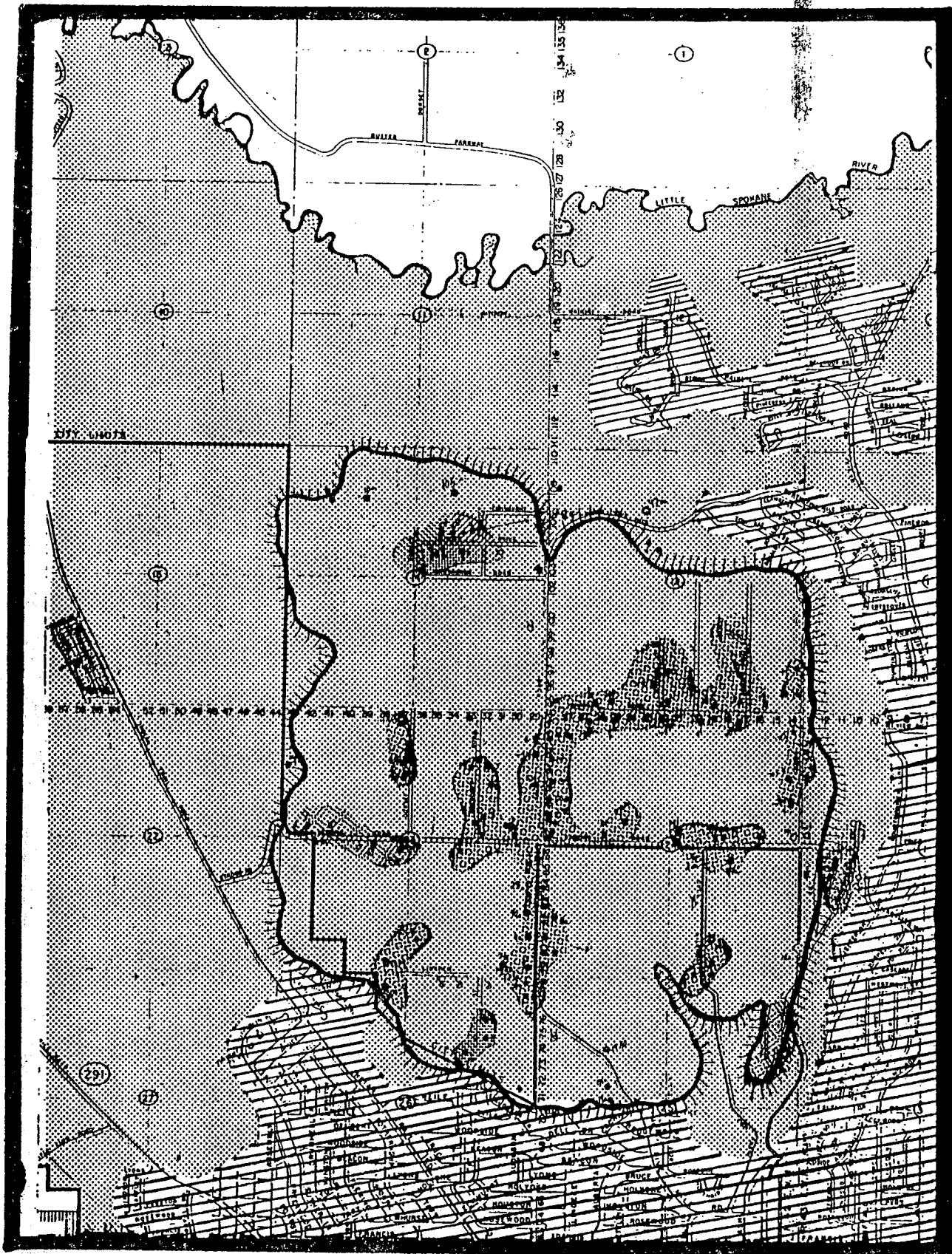
PLATE III-SCENIC ELEMENTS-The North suburban area has many scenic qualities which greatly enhance the environment and these land areas of outstanding physical characteristics and scenic values should be preserved in some measure for the enjoyment of all.

ZONE I represents areas seen as one drives across the Prairie, the present roads, that are of special scenic value to the Prairie and that give the Prairie its' identification and charm.

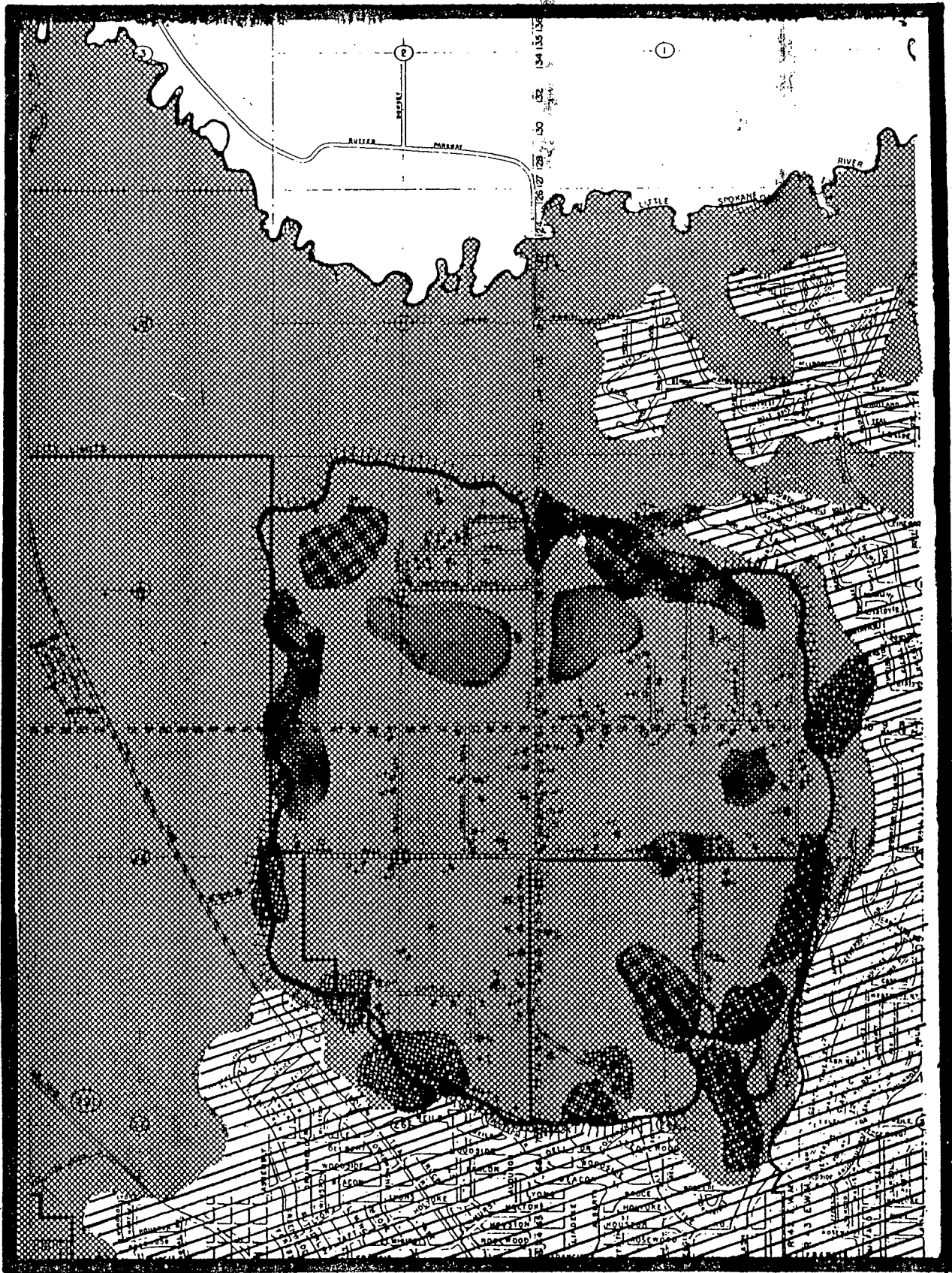
ZONE II depicts open space areas that are also of high scenic value. These farmed open spaces would offer a chance to utilize the Class I soil for food production

and to relieve the potentially monotonous continuity of urban development.

ZONE III represents urbanized areas that are for the most part not scenic.



- ZONE I - BEST QUALITY HABITAT
- ZONE II - SECOND QUALITY HABITAT
- ZONE III - POOR QUALITY HABITAT



- ZONE I - VALUED SCENIC ELEMENTS
- ▨ ZONE II - OPEN AREAS OF SCENIC VALUE
- ▧ ZONE III - URBANIZED AREAS OF LOW SCENIC VALUE



## OBJECTIVES

### INTRODUCTION

The objectives were adopted March 23, 1972 at a general community meeting having been read and discussed. These objectives are based on goals that were derived from the community survey taken in June, 1971. The goals committee drew up these objectives specifically to guide planning decisions toward the adopted goals. They are meant to point out the immediately measurable and attainable programs.

There are two major categories of objectives that correspond with the two major categories of goals - i.e. environmental and land use. In order to accomplish the wishes of the community detailed methods of securing the goals are necessary.

Environmental objectives are concerned with ecological balance - balance between the unique topographical and geological characteristics, wildlife, vegetation, vistas, agricultural practices, residential areas and any other factors affecting land use.

Land Use objectives are concerned with the protection and enhancement of the community visually and economically. The objectives should provide an alternative to the march of the typical urban sprawl, provide a "breathing space" for the whole community and make innovative use of an unusual and special part of the Spokane Metropolitan area.

These objectives will form the basis for the development of policies and an alternative plan for 5-Mile Prairie.

## OBJECTIVES STATEMENT

### ENVIRONMENTAL

#### I. AMENITIES

##### A. LAND UNCROWDING

1. Promote openspace and greenbelts.
  - a. Find ways to buy open space.
  - b. Research all possible options.
  - c. Organize fund raising committee.
  - d. Designate top of Prairie as being open space classification.
  - e. Buy development rights and easements.
  - f. Solicit donations.
  - g. Justify Public value of agricultural soils.
2. Promote farming of Class I soil.
  - a. Class I soil areas should have lowest possible density, that is 1 house per each 10 acres.
  - b. Farmers taxation based on actual use, not "highest and best" use.
  - c. Establish research committees to find highest yield crops with best economical return for area.
  - d. Zone for agricultural - - or create new zone to protect Class I soil.
  - e. Deed-restrictions to preserve agricultural use, that is, cannot be sub-divided.

##### B. VIEWS ON AND OFF THE PRAIRIE (SCENIC VALUES)

1. Preserve long distance views.
  - a. Identify special areas around rim to remain open.
  - b. Stipulate Public areas.
  - c. Promote grouping of housing with open space.
  - d. Buy scenic areas to preserve as parks or various types of open space.
  - e. Actively seek owners cooperation in preserving certain valued areas.
    1. Provide educational and visual material.

##### C. NOISE POLLUTION

1. Prohibit industrial development.
  - a. zoning

2. Curtail traffic-local only.
  3. No major arterials or minor arterials.
  4. Landscape noise producing areas with trees and bushes to absorb sound.
  5. Review and research on new methods to curb noise pollution.
- D. CLEAN FRESH AIR
1. Keep overall population low, that is 1 house per each 10 acres in Class I soil areas and encourage cluster development in Class II areas.
  2. Preserve forrested areas and farmed fields.
  3. Discourage unnecessary motor traffic.
- E. NATURAL HABITAT
1. Retain and add to natural flora.
    - a. Fence Rows - planted by community using natural flora.
    - b. Road standards - rural ditched, main cover for wildlife.
    - c. Grain fields, preserve.
      1. Plant grain in certain park areas as part of landscaping.
      2. Identify species and locations to get specifics about preserving natural habitat.
      3. Promote funding, preservation of areas for Nature Laboratory.
        - a. The Nature Conservancy.
        - b. Local colleges, government agencies.
      4. Restrict use of pesticides and defoliants, agricultural poisons, that is, roadside sprays.

## II. LIFESTYLE

- A. Protect those engaging in agricultural activities.
  1. Active public relations work between urban and agricultural areas.
  2. Prairie, country-produce market.
- B. Encourage diversity of types of housing and prices and require builder to incorporate architectural standards.
  1. Encourage establishment of an architectural designed district, that is, ordinance creating all structures designed be directed to a selected list of local architects for review.
- C. Zoning

1. Permitting farm animals, etc.
2. Bufferzone between urban and agricultural areas.
3. Encourage open space.
4. Structural height limits.
5. Limit commercial development.

III. UTILITIES AND ARTERIALS

A. UTILITIES

1. Appropriate engineering design in scale with desirable population density, that is 1 house per 10 acres on Class I soil.
2. Underground services
  - a. Any new dwelling, underground from dwelling to pole.
3. IF water tanks required, must be underground.
4. Withhold utilities from open space areas.

B. ARTERIALS

1. Retain rural atmosphere.
  - a. Rural section ditched.
  - b. Main roads, 2 lane only.

IV. SEWAGE

- A. Prohibit Lagoons!
- B. Enforce regulations and inspections to protect underground water supply.

LAND USE OBJECTIVES

I. OPEN SPACE AND AGRICULTURE

A. PRESERVE AND ENHANCE UNIQUE AREAS

1. Parks
2. Nature Conservancy, nature and wildlife areas
3. Promote greenbelts and openspace.

B. RESEARCH ECONOMICS OF SPECIALIZED FARMING.

1. Organic.
2. Farmers co-ops
3. Share cropping
4. Farmer's market
5. New crops - (Orchards, herbs, bulbs)
6. Stable and riding academy

II. RESIDENTIAL

A. HOUSING

1. Forbid grid-type development.
2. Establish Architectural Review Board.
3. Review and approval of all platting by Corporation and Architectural Review Board.
4. Ordinances stipulating the amount of trees that can be removed for housing.
5. Actively encourage developers and new home owners to retain and replant native flora.

III. PUBLIC FACILITIES

A. ENCOURAGE BUILDING IN ACCORD WITH PRAIRIE ENVIRONMENT

1. Schools, churches, community hall, grange, firestation and country market.

B. APPEARANCES

1. All public signs be reviewed by review board.
2. Prohibit neon signs.
3. Prohibit Billboards

IV. PARKS AND RECREATION

A. WORK WITH COUNTY AND CITY PARK DEPTS. TO ACQUIRE LAND, ETC.

B. ESTABLISH NETWORK OF HORSE, BIKING, NATURE-HIKING TRAILS THAT ARE WELL MARKED WITH RULES, DESIGNED FOR MAXIMUM ENJOYMENT AND SAFETY.

1. Along roadways.
2. Research possibility of horses and bikes using same trail.
3. Prohibit motorized vehicles on trails.

C. ENCOURAGE PARK DEVELOPMENT IN PLATTING

D. ESTABLISH DIVERSIFIED RECREATIONAL PROGRAM.

1. Ball teams, 4-H, Ranger Rick, Scouting, Square Dancing and Craft.

V. COMMERCIAL/INDUSTRIAL

A. PERMIT COTTAGE -TYPE INDUSTRY SUCH AS:

1. Greenhouse
  2. Upholstery
- B. ENCOURAGE EFFORTS THAT WOULD PROMOTE AG/FARMER'S MARKET, RIDING STABLE, TACK SHOP, FRUIT PROCESSING.

## PLATE IV

### SOILS

Five Mile Prairie is generally divided into Class I and III soils.<sup>1</sup> Soils on Five Mile Prairie are among the finest in Spokane County. A soil map is included to illustrate the agricultural value of Five Mile Prairie versus its value for exclusive development of residential housing. Primarily open land represents one of the most fertile areas in the whole of Spokane County and is unquestionably well suited for agricultural use.<sup>2</sup>

Approximately 2900 acres of the 3200 acres is now being farmed.<sup>3</sup> The surrounding lands unsuitable for agricultural use would seem more reasonable for housing development, and in fact, offer the best views since this property is largely located at the rim of the Prairie.

Encouragement of agriculturally oriented land development would conform to the Goals of Prairie residents and preserve the basic land resources of the Prairie. The proximity of the Prairie to the City of Spokane, makes it an advantageous location to engage in certain agricultural activities. "U-PIK agricultural activities would seem appropriate and economically feasible for inclusion into the Prairie's development. Where soils and proximity to a market may spell the difference between success and failure, development of the Prairie into high density urbanized population would effectively destroy one of the major soil resources of Spokane County.<sup>1</sup> Past and present crops grown on the Prairie are considered to be of the "dryland" variety, which means that excellent crop yields come without irrigation.<sup>4</sup> Existing water table and soil condition would seem to support future agricultural activities of the "truck farm" variety.

1. Spokane County Extention Service Letter, indicating crop yields on 5 Mile Prairie. (See appendix #1)  
Conserving Soil, 1955 - Van Norstrand Co., Inc. by M. D. Butler, Soil Conservation Specialist, Washington State University, Pullman, Wn. Agricultural Land Classifications Map, 1970 - Spokane County Planning Commission U.S.D.A. Soil Survey, Spokane County, March 1968
2. U.S.D.A. Soil Survey, March 1968, Spokane County, Washington Spokesman Review News, Jan. 1973, Article claiming agricultural soils disappearing at an alarming rate. (See appendix #1)  
Washington State Dept. of Resources, Water Supply Bulletin, pg.27, Plate #2
3. 5 Mile Prairie Community Development Survey Results, pg. 5
4. Spokane County Extention Service Letter, Re crop yields on Prairie (See appendix #1)

### PHASE III

#### INTRODUCTION

The "North Suburban Spokane Generalized Comprehensive Plan" as prepared and proposed by Spokane County in 1969, indicates a course of action for 5 Mile Prairie that is a continuation of the conventional platting of surrounding areas.

The residents of 5 Mile Prairie have indicated in a community survey that the Prairie is an unique area which should be planned for in a special way. Any alternatives proposed by the area residents will take into consideration the wishes and desires of the residents as well as the natural and scenic values and resources of the Prairie.

The community survey was taken in June 1971, and from the information in the survey the goals were written. Objectives were prepared as a means to accomplish these goals and were approved by the residents attending community meetings. From these goals and objectives, field trips, community meetings, research by committees, interviews and meetings with Charles Huggins, County Plan Director, and Vaughn Call, City Plan Director, members of their staffs and other professionals in many fields, plans were drawn.

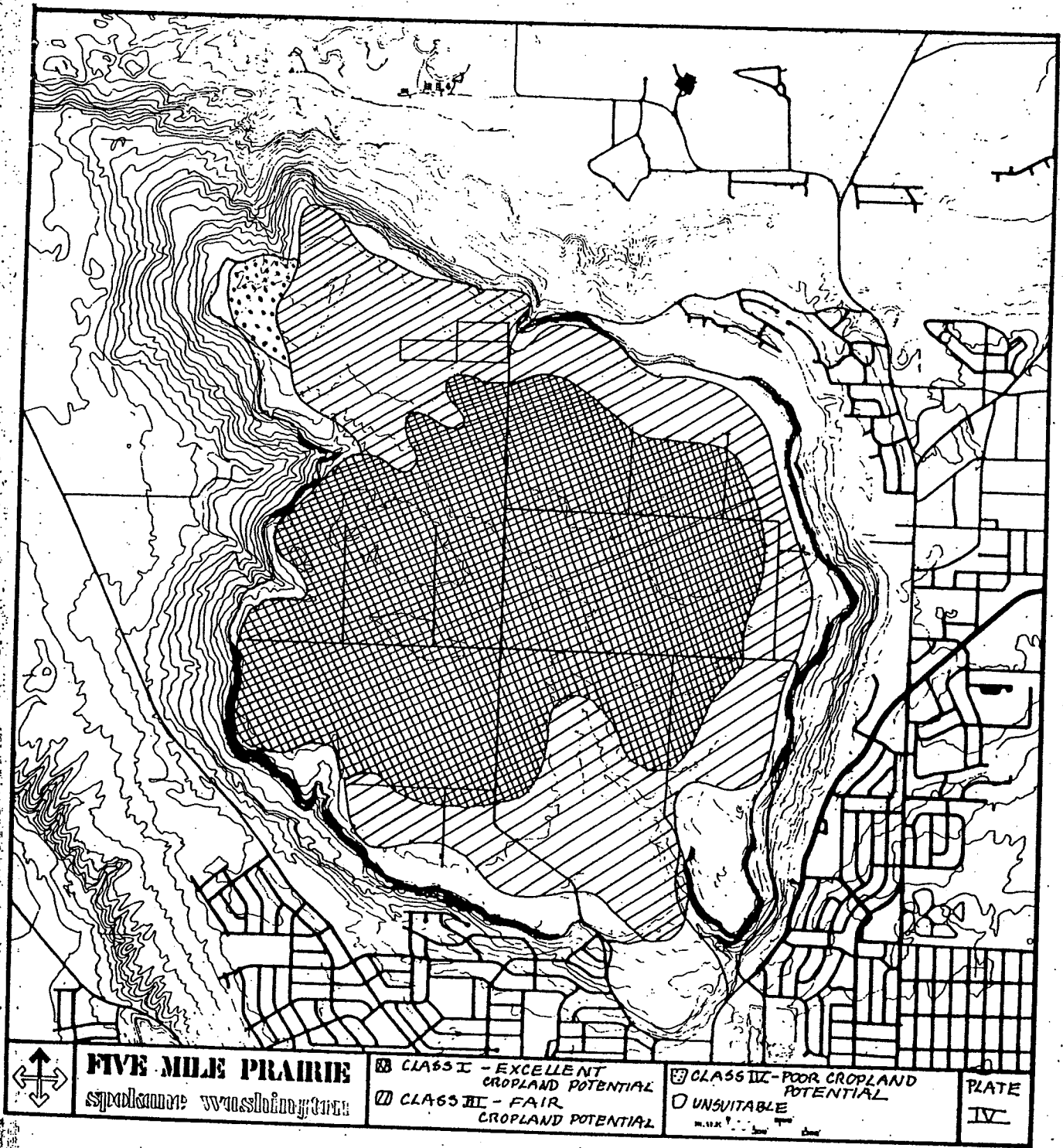
These alternatives will be reviewed and a written critique submitted to the Prairie residents, by the County and City Planning staffs. The critique and alternatives will be presented at a Prairie Community meeting for review and a plan adopted by the Prairie residents. In turn, this plan is submitted to the County and City Plan Commissions and the County Commissioner and City Council members for their approval and inclusion into a Generalized Comprehensive Plan for Spokane County.



SOIL, CON'T

In summary: A quote from The Wall Street Journal, Tuesday, July 20, 1971, in an article entitled "Shrinking Farmlands": .."Cities Sprawl Stirs Fears of Acreage Shortage"...."Urbanization is accelerating. The rate of 1.5 Million acres annually going to urbanization is up from one million in 1964. A sizable chunk of the nations most fertile farmland lies directly in the path of expanding uxurbia. About 20% of all U.S. farms are within what the government considers urban areas! "These farms account for more than 1/4 of the value of all agricultural products sold" says Agricultural Secretary, Clifford M. Hardin. "If they should be retained, we need to do some careful planning to blend rural and urban environments."

# SOILS



## PLATE V

### WILDLIFE HABITAT

Five Mile Prairie and adjacent uninhabited areas to the North and West, support a large wild life population. The densely forested areas are the natural habitat of white tail deer, badger, marmot, porcupine, racoon, coyote, chipmunk, quail, pheasant, wild turkey, rabbit, squirrel, piliated woodpeckers and an occasional bobcat or cougar, to name a few.<sup>1</sup> A Washington State Fish Hatchery is located north of the Prairie along the Little Spokane River, for the spawning and raising of trout. Necessary to their operation are springs of considerable flow that occur at the base of the North Five Mile Prairie water shed. These springs feed the brood tanks and the Little Spokane River. Deer, Marmots and other wildlife are also observed in the timbered areas to the South and East of the Prairie. Roadside and fence row plantings are being encouraged to provide nesting areas for the large variety of birds, among these the Mountain Bluebird, who is fast disappearing, and small animals that abound on the Prairie.

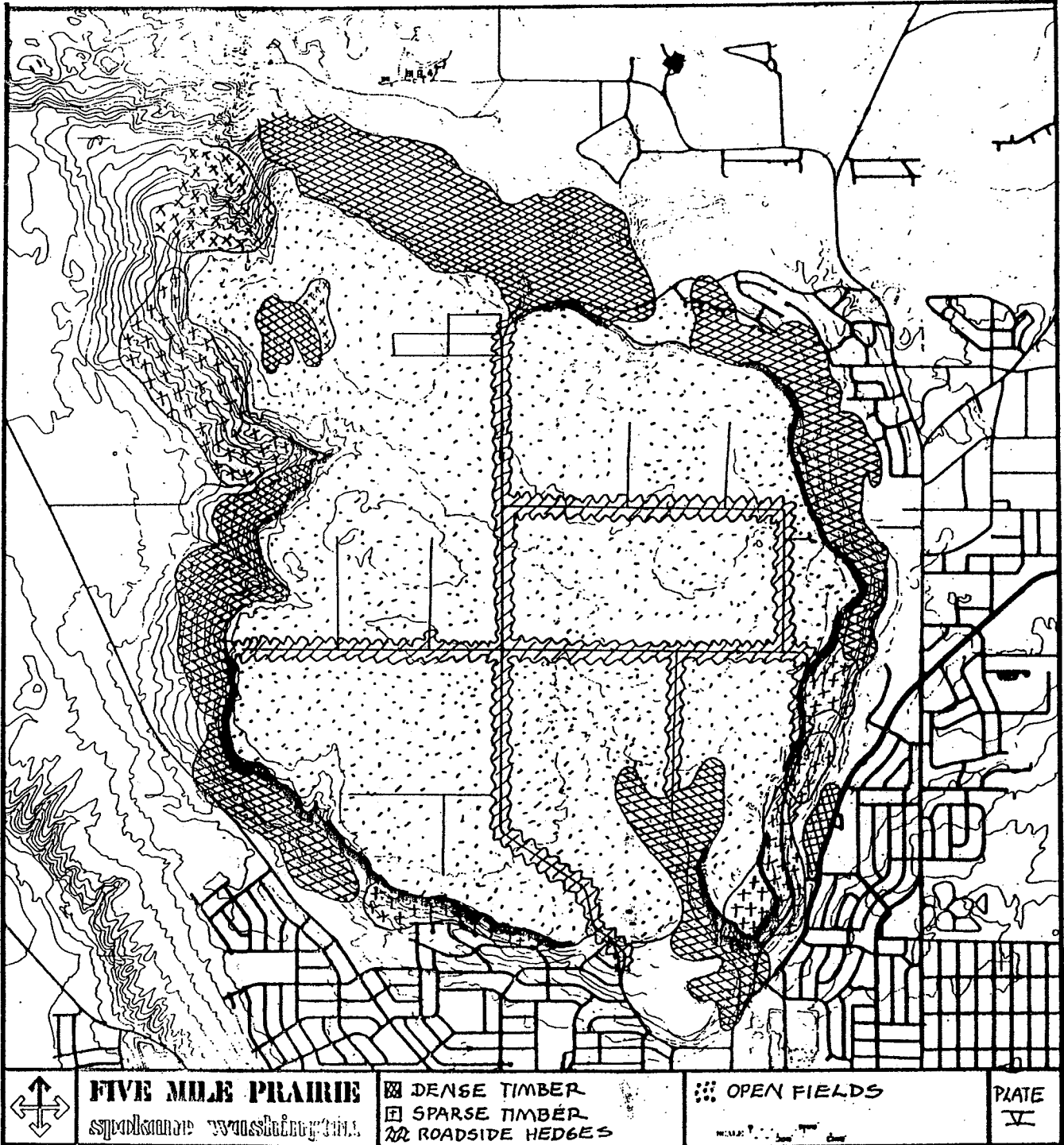
The rocky cliffs along the edges of the Prairie are an ideal homesite for borrowing animals, dens for coyotes, badgers, etc., as well as nesting sites for many birds including the Redtail Hawk.

The open fields provide feeding areas for all sorts of wildlife; deer, pheasants, ducks, rabbits, and skunks all come to the Prairie during various times of the year.

In all, Five Mile Prairie provides, in its' present state, a rich, varied, and plentiful habitat for wildlife and makes an ideal nature study area for nearby communities as well as Prairie residents. (See appendix #2)

1. Spokane Chapter of the National Audubon Society Wildlife List for 5 Mile Prairie. (See appendix #2)

# WILDLIFE HABITAT



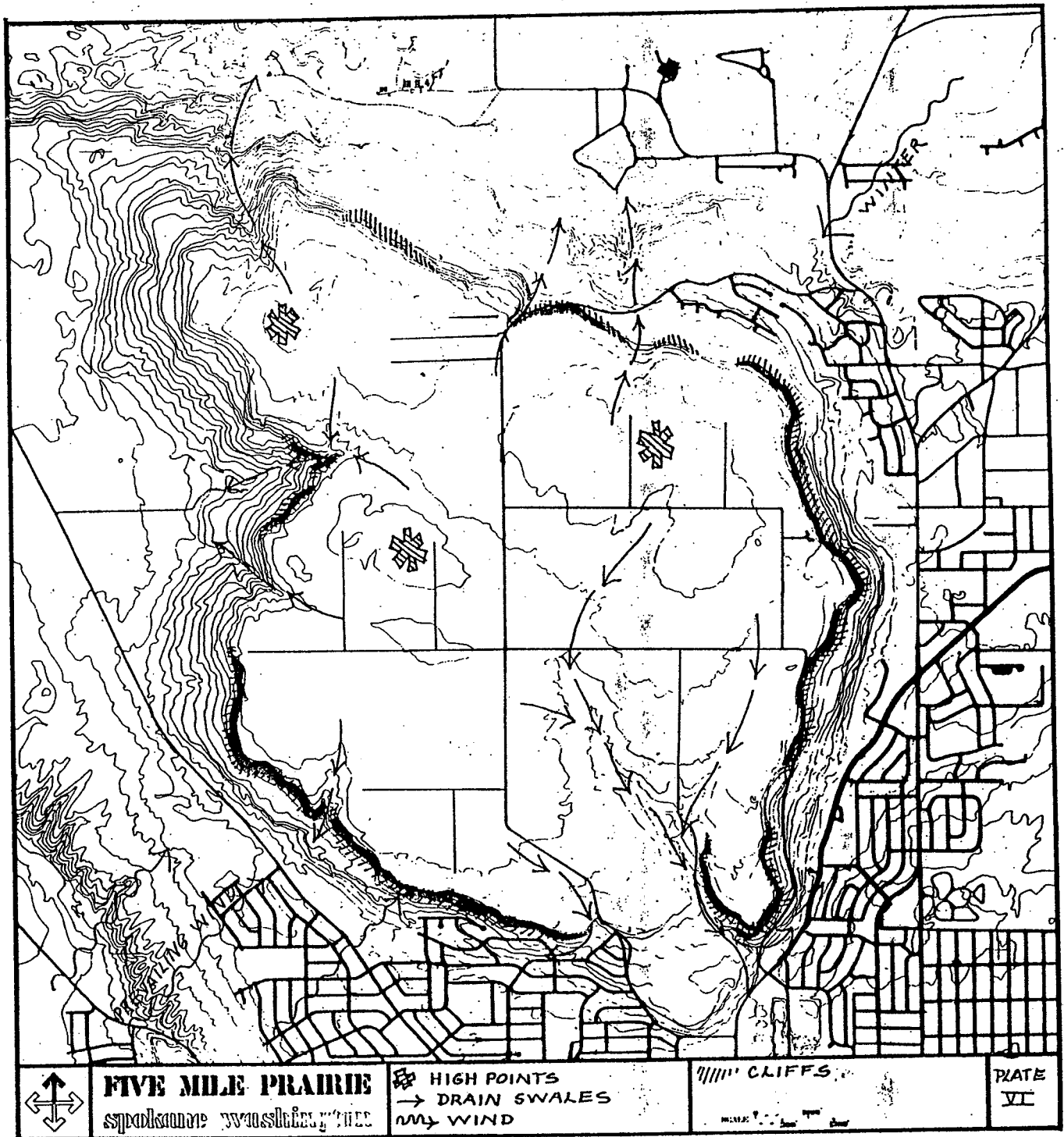
## PLATE VI

### PHYSICAL CHARACTERISTICS

#### GENERAL

Five Mile Prairie is a high plateau approximately 500' (feet) above the surrounding area. The top of the plateau is a rolling semi-flat agricultural area. There are several major drainage ways and rocky cliffs on the sides of the Prairie. The prevailing winds all come generally from the southwest. Northeasterly winds occasionally occur in the winter.

# PHYSICAL CHARACTERISTICS

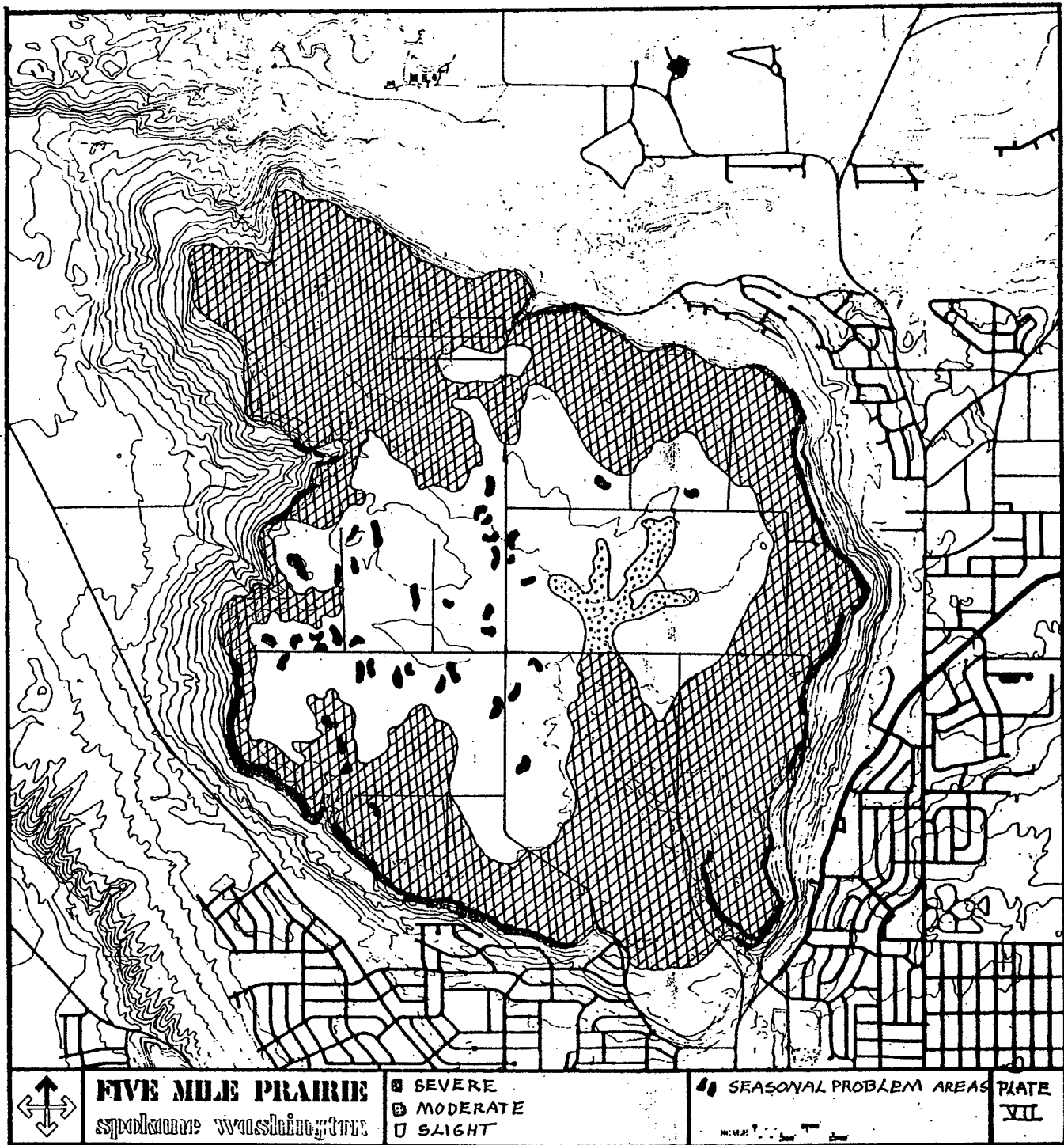


DRAINFIELD LIMITATIONS  
AND  
SEASONAL PROBLEM AREAS

PLATE VII

The Prairie surface drainage is carried by several drain swales. The largest of these empties into the Country Homes Boulevard drain channel. Any extensive development or pavement would tend to place a great burden on these natural drainage ways. Run-off from a conventional development on 5 Mile Prairie might result in the flooding of Country Homes Boulevard. There are many areas where "PUDDLES" form on the Class I soils. However, the North Suburban Spokane drainfield shows severe limitation on all but the Class I soil area.

# DRAINFIELD LIMITATIONS AND SEASONAL PROBLEM AREAS





## PLATE VIII

### SCENIC AREAS AND HISTORICAL SITES

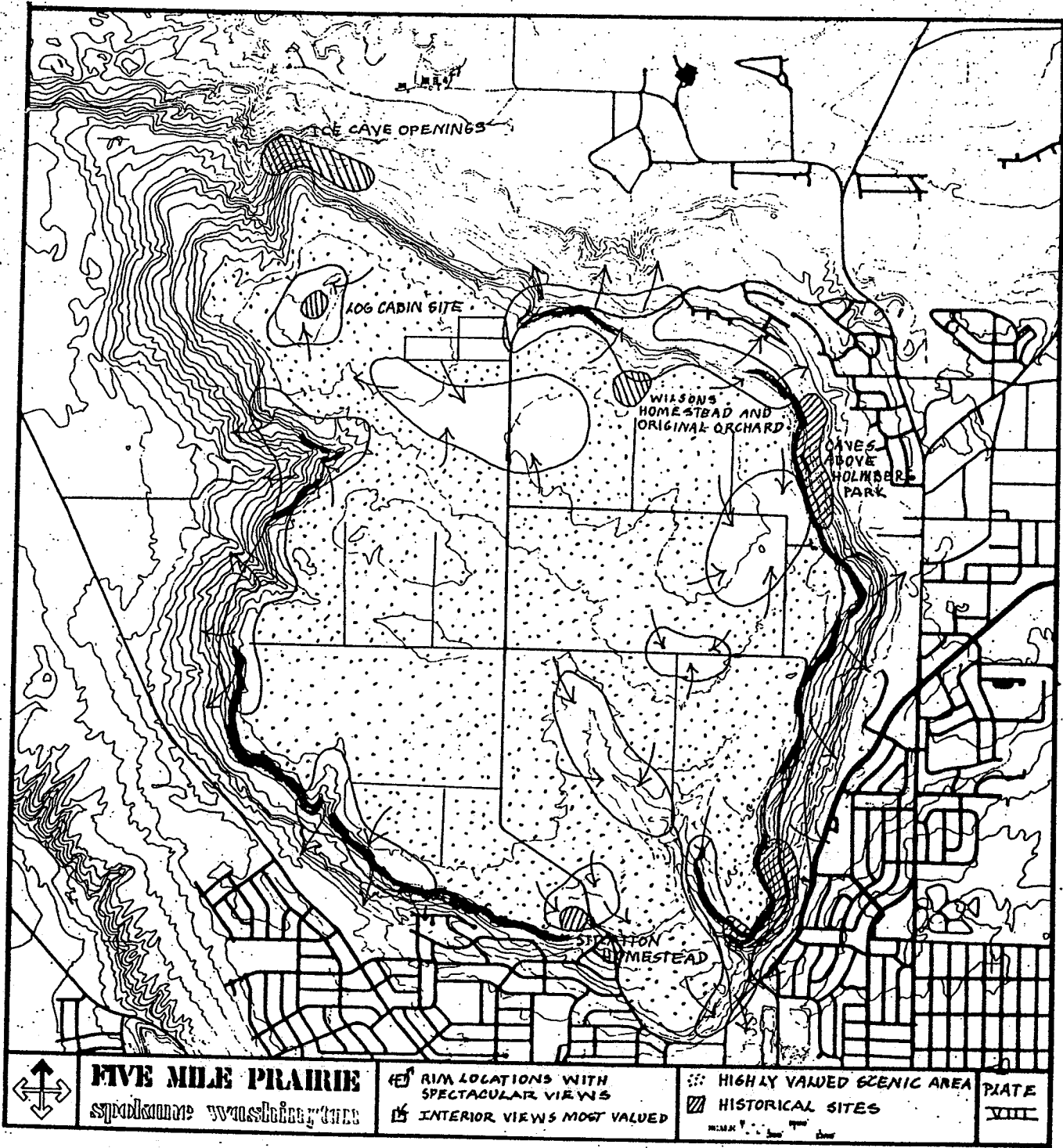
A scenic value map was a result of a Community Survey. Of the people surveyed, 93.7% indicated an overwhelming concern for the keeping of views. Virtually every part of the Prairie has some view, but certain portions have spectacular views. The environment of the Prairie combines open space, rural atmosphere and vistas both within the Prairie and looking off the Prairie. The Prairie views of rolling farmland in combination with the spectacular overlook present a unique scenic opportunity to Spokane County. Historically, the Prairie has attracted visitors who travel to see the unmatched views of rivers, mountains, and prairies. Because of this, the Prairie has scenic significance for Spokane as a whole.<sup>1</sup>

Recent traffic counts showing 710 cars in one day would seem to indicate somewhat more traffic than is generated by the approximately 135 households on the Prairie.<sup>2</sup> Areas identified by residents attending meeting to develop the alternatives to the proposed North Suburban Spokane Generalized Comprehensive Plan included interior views and rim locations from which interior and long range views are enjoyed. However, most commented they value the views of the Prairie as a whole.

Historical Sites include original homesteads and unique natural geological formations. Where else can one find ice caves and fossils within 15 minutes of a major metropolitan area? A community's sense of identity is dependent on what is kept from the past. A quality of life that is something more than mere existence has elements of the past and future in it. It is our aim to enhance the quality of life in our community. The Historical Sites indicated should be preserved for the general interest and cultural heritage of Spokane County.

1. Traffic Counts for City and County, 1969, 1970 and 1973. (See appendix #3) Comprehensive Land use Storm and Sanitary Sewer Plan for the N. Spokane Suburban Area. Spokane County, Washington 1970
2. Park and Open Spaces Plan, City of Spokane, 1968, pages 15, 126, and 127. Recommendation Washington State Ecology Commission, June, 1972. (See appendix #3) Letters, Local Schools, Organizations and Citizenry regarding their use of 5 Mile Prairie. (See appendix #3)

# SCENIC AREAS AND HISTORICAL SITES



## PLATE IX

### EXISTING LAND USE

The number of dwellings on the Prairie are approximately 135.<sup>1</sup> There is one duplex located on Strong Road and the rest are single family detached units.

Conventional commercial activities are limited to an upholstery business and a greenhouse. Both of these activities are "cottage" industry in nature and do not involve large scale operations.

The existing public areas on 5 Mile Prairie are the school, Grange Hall and Fire Station located at the junction of Strong and 5 Mile Road. As of September, 1970, the school is not in active school use. In May, 1972, the school building and grounds were leased for \$1.00 per year, by the community in conjunction with the County Park and Recreation Department to form the nucleus for a community recreation center.

There are two publicly owned undeveloped parcels: 40 acres at the corner of Johansen and Five Mile Roads owned by the Mead School District, 10 acres owned by the City of Spokane on the southwest rim of the Prairie.

Any anticipated growth in the Prairie population would recognize the need for some commercial activity, however, the proximity of the Prairie to close-by shopping centers and business districts would preclude the necessity for new activities of this nature to be located on the Prairie itself.

Commercial activities (upholstery and greenhouse) should blend into the rural atmosphere as described by Prairie Goals and Objectives Statement. Such commercial activities as a farmer's market or Prairie Market using local products would be in harmony with the Prairie Goals.

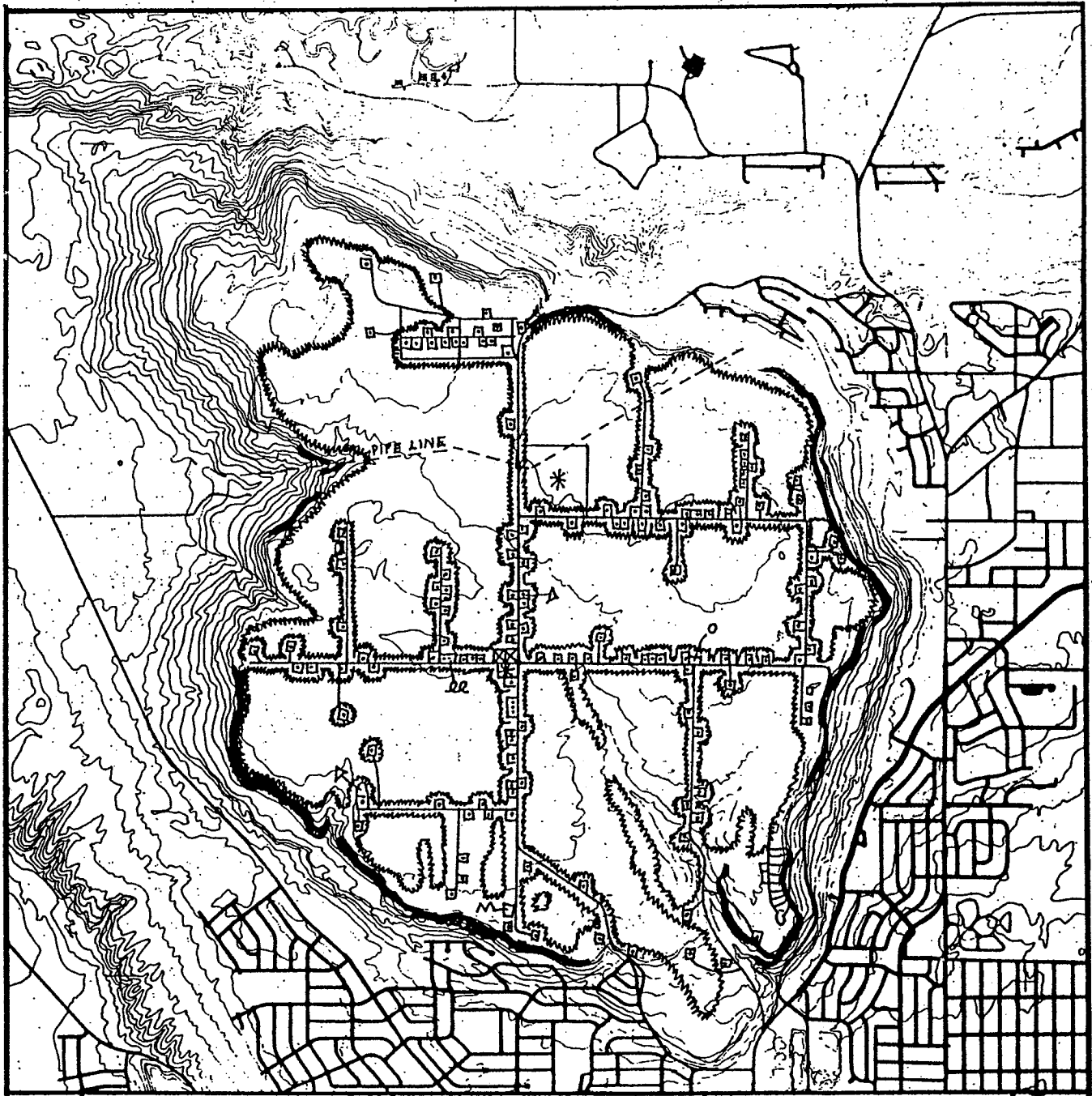
The present public buildings, Fire Station, Grange, Community Center, would seem to adequately serve the needs of any reasonable population expansion on the Prairie. The projected growth rate for the North Spokane area is 35% by 1980. This percentage, if applied to the Prairie, would give a maximum population of 1,065 by 1980. Considering the Goals and Objectives adopted by Prairie residents and the low population increase expected for the area, the nearness of other business and public areas to the Five Mile Prairie would satisfy both present and projected population needs.

There are 2,900 acres under cultivation in various crops and numerous farm animals being raised.<sup>1</sup> During the summer months, farmers on the Prairie engage in seasonal sale of their produce. In fact, one surveyed farmer reported 7,000 customers in 1971 from 30 acres of produce.

The boarding of horses is another important agriculture oriented commercial venture on the Prairie.<sup>2</sup>

1. March, 1968. Soil survey Spokane County, Washington. Letter from Spokane County Extension Service indicating crop yields on 5 Mile Prairie. (See appendix #1)
2. Survey, 1973. Horses Boarded, J. Gustafson.

# EXISTING LAND USE



	<p><b>FIVE MILE PRAIRIE</b> Spokane Washington</p>	<p>* CULTIVATED FIELDS □ SINGLE FAMILY DETACHED □ 5 MILE GREENHOUSE &amp; UPHOLSTERY □ PRIVATE SWIM CLUB</p>	<p>□ TRAILER    □ DUPLEX * 5 MILE SCHOOL &amp; MEAD SCHOOL DISTRICT PROPERTY □ GRANGE &amp; FIRE STATION</p>	<p>PLATE IX</p>
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## PLATE X

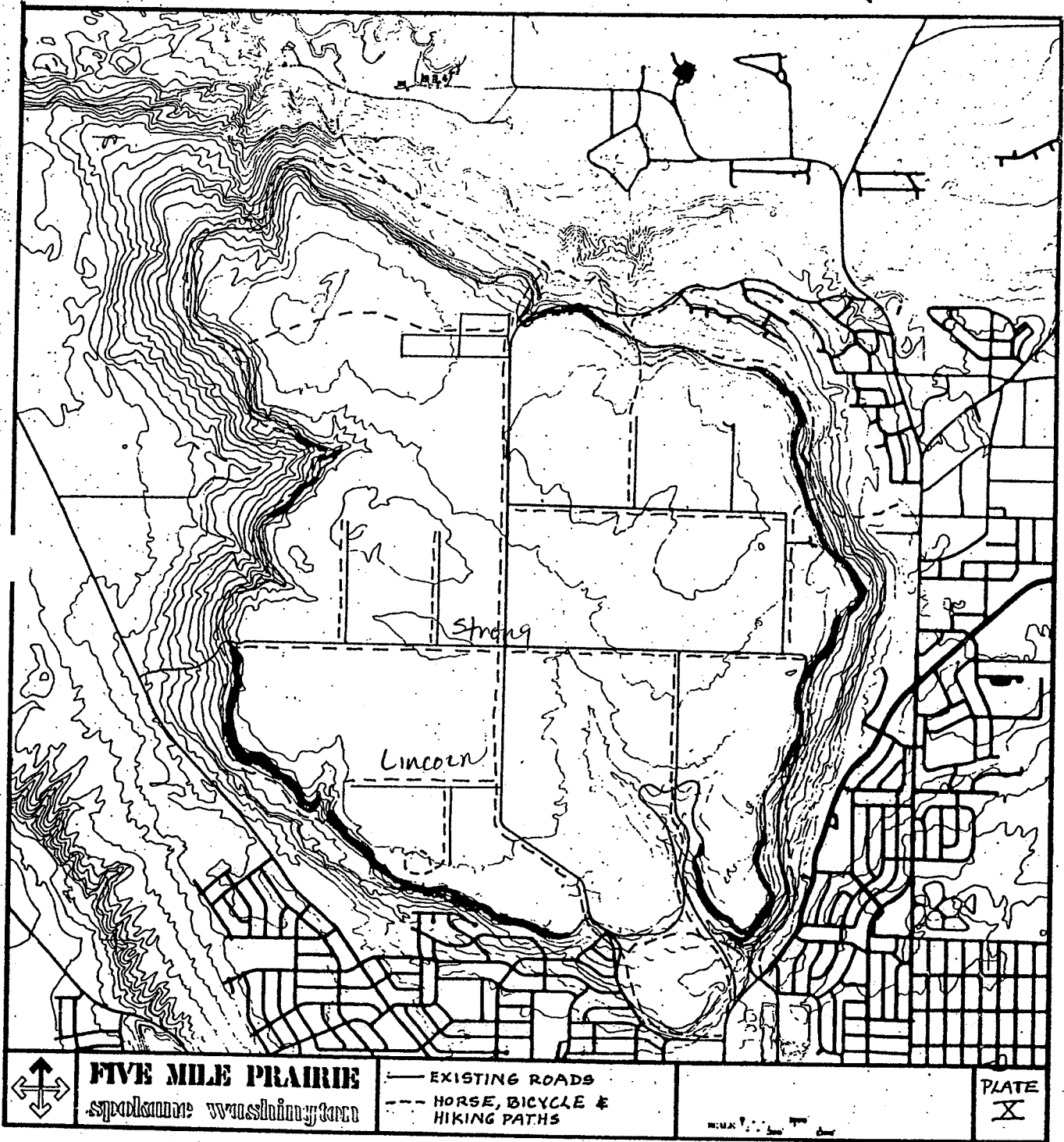
### ROADS AND PATHS

Roads and paths were included as part of the study because the community survey and the goals and objectives clearly indicated the need for additional planning of paths and trails in the 5 Mile area. The maintaining of the existing rural atmosphere is partially dependent on road standards and speed limits. The existing road network is 2-lane only with no provision for the heavy horse and bicycle traffic that they receive from residents and surrounding communities. (See appendix #5) Some provision has to be made for safety of those using the road. Therefore, a network of trails along the roads has been proposed.<sup>1</sup> In addition, a system of inter-connecting bridal trails along existing utility, right-of-ways, through proposed park sites and private easements are provided. As the city grows the demand for this type of recreation will also grow. The community survey goals and objectives indicate the roads be left 2-lane only and the projected North Spokane growth rate does indicate that these will be adequate.

1. Letter and map to City and County, 1972, of prepared paths and standards. (See appendix #5)

1. Cross section of road and path, County Engineer. (See appendix #5)

# ROADS AND PATHS



## PLATE XI

### PARKS, PLANTED BUFFER AND ACCENT AREAS

The community survey clearly indicated the desire for the keeping of open space and the reserving of certain areas for parks and observations of wildlife.

These generally become portions of the Prairie for everyone, residents and non-residents, to enjoy and would then preserve for public use special areas of spectacular scenic values.

Area #1 is a developed community park area and school playground which can be expanded and is ideally located near the center of the Prairie. This area is useful for active recreation such as baseball, basketball, football, tennis, track, horse arena, and other playground activities.

Area #2 is a highly valued viewpoint on rock outcroppings offering alpine-like wildflowers and a spectacular view of Spokane Valley, City of Spokane, Rimrock area, and to the West. This 10 acre parcel is currently owned by the City of Spokane.

Area #3 is a natural area chosen because it is a valued wildlife habitat area with connection to other open wildlife areas to the Little Spokane River and offers spectacular views to the West. It is also the location of one of the original homesteads and first orchards on the Prairie.

Area #4 is a historical site and natural drain gulley off the Prairie. This is the location of the first homestead on the Prairie and offers wildlife habitat in what is left of the original orchard. This area also has a view of Mt. Spokane and the Selkirk Range and an ideal picnic-natural area.

#5 is contiguous to Holmberg Park and includes cliffs and rocky areas which are the homes of a variety of wildlife and offers an extension of interesting hiking area to Holmberg Park.

Area #6 is a natural drain gulley and is already extensively used for hiking and observance of fossil deposits. This area is a spectacular view in itself.

Area #7 is a scenic easement along Cedar Road and an extensive wildlife habitat area.

Area #8 was requested as a small natural area to be set aside as a picnic area. It has been used by residents for this purpose for many years.

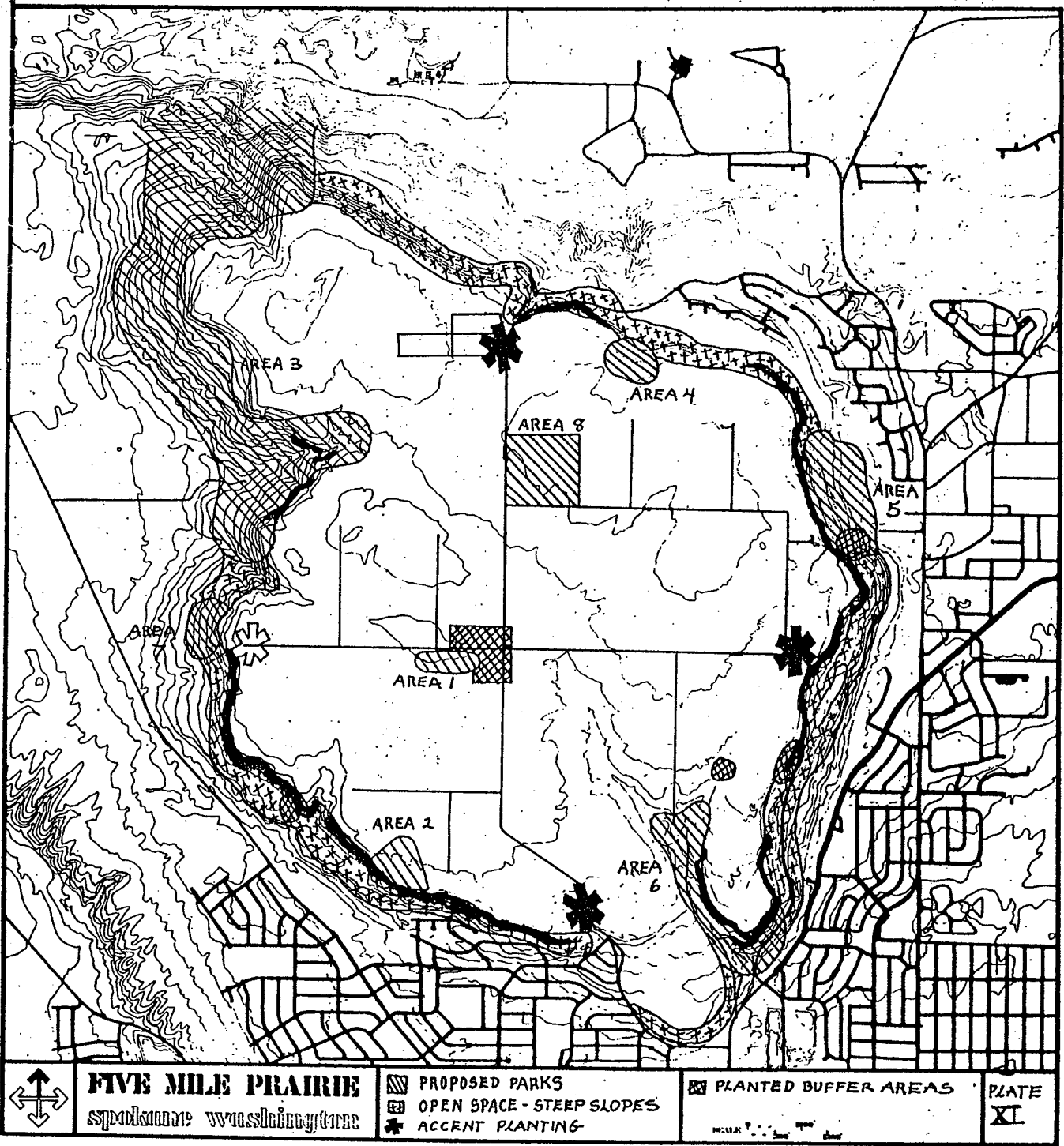


All of these park areas were chosen taking into consideration the Goals and Objective Statement, views, soil classification, historical value, and population development both on and around the Prairie.

Accent plantings were included to enhance the roadway entrances to the Prairie Top. Buffer areas are tree plantings to minimize the effect of crowded, noisy, or unsightly area.

Areas shown by #9 are slopes of 25% and over which have been designated as "unbuildable" by the County of Spokane and are appropriate to add to the open space area of the Prairie. Trails could be constructed through some of this area. (See appendix #5)

# PARKS - PLANTED BUFFER AND ACCENT AREAS



## PHASE IV

### INTRODUCTION

Through our research into the planning process, it has been discovered that no Comprehensive Plan for Spokane County has been adopted and the laws that now govern land use of Spokane County were set up in the 1950's .. the Zoning Ordinances were statements of the needs of what existed then. These needs have changed. Therefore, for these reasons the existing ordinances are not adequate.

Yet some form of Land Use Law is needed to assure that any changes in the use of the land meets needs of common good of residents of Spokane County and are compatible with the Goals of the community and with it's surrounding environment.

Spokane County like many other counties in the State has followed conventional procedures in subdivisions and zoning laws. The traditional bases for developing the planning ordinances has been predicated on growth. Growth of population has been the basis which has dictated the development of land, and generally, population growth has been equated with the need for housing and those retail and industrial uses necessary to maintain a population base. This procedure has created some hardships. For example, a classic case in point is in the development of a Comprehensive Plan. Parcels of land are identified by anticipated use, causing land values to rise artificially and generating a land speculation cycle. In turn, the taxes rise and the whole area is affected. The cycle occurs even where the market demand does not warrant such speculation. This trend is already evident on 5 Mile Prairie.

Zoning contributes significantly to a restructuring of land market demand and the problem is that zoning is based on a comprehensive plan, which to a certain degree is a subjective document because it incorporates values. In reality, the assumptions generating and justifying these decisions (population projection) are not entirely predictable and different statistical manipulations can result in widely varying estimates. The result is often measured in economic gain for the few and hardship and discontent for the many, in higher taxes, higher school milage, sewage assessments, LIDs. For example, the proposed North Suburban Spokane Generalized Comprehensive Plan was based on a growth from 1950 to 1960 .. and the same rate was applied from 1960 to 1970. Realistically however, when analysis is made of the present 1970 census, these projections have proven totally inaccurate because of the changing social-economic factors and mores.

Population, therefore, as a sole criteria for Comprehensive planning is an imperfect tool. "People and single family houses = planned growth" is not only environmental folly, but in the long run sows the seeds of economic disaster.<sup>1</sup> As taxes are now (historically) levied, those on fixed income often run the risk of losing their homes and property. Blind extension of this type of housing policy devours land at a mindless rate. The brink of disaster then may be reached before any serious thought is given to alternatives for land development as it has in the large metropolitan areas. Today, we are faced with an energy crisis which until a few months ago was generally unknown. We are informed that unless measures are taken, the great Palouse has a limited time of productivity.<sup>2</sup> These examples alone give strength to the need to do all in our collective power to intelligently plan the use of our lands so that tomorrow's needs can be well met.

Land Use Planning, to be effective, must have the understanding and support of the community involved. This understanding and support only comes when there has been participation in the process. Review of a completed Plan is not participation. Citizen participation must be included early in the planning process. This means that citizens must be involved when goals are set, when alternatives are developed, not just to admire the shiny plan that professionals have done "for" them. The rise of the community groups throughout the County clearly indicates the interest that the citizens of Spokane County have in the participation in the planning of their future environment, which of course includes the use of land. (See appendix #7)

The creation of the organization known as THE PEOPLE FOR THE PRESERVATION AND DEVELOPMENT OF 5 MILE PRAIRIE and their continuing efforts in the evolution of the planning process has brought the organization to make recommendations for the resolution of citizen participation in the planning process.

- (1) The goal of our comprehensive planning is the process of citizen involvement in establishing guidelines and criteria for future utilization of the land. It is education ..

1. Utility Cost Sheets, Spokane County (See appendix #6)  
Utility Cost Sheets, City of Spokane (See appendix #6)  
Utility and Services Metropolitan Areas (See appendix #6)
2. Spokesman Review News, Jan. 1973. Article claiming agricultural soils disappearing at alarming rate. (See appendix #1)

it evolves as the desires of the residents evolve. By creating mechanisms and policies rather than zoning maps, irrevocable decisions that permanently affect the environment are minimized.

- (2) The physical characteristics of the land .. its' geography, geology, soil conditions, drainage patterns .. should be the primary determinants of the extent and distribution of uses permitted on the land. At present, future population projections are equated with a need for new housing and translated into single family homes. The unregulated development of prime agricultural land into this type of housing not only destroys the value of the land's soil resource, but destroys, rather than changes the existing environment and way of life.<sup>1</sup>
- (3) The goals, objectives, guidelines, recommendations and policies of the Plan must be those of the residents of the area affected by the Plan. Professional assistance is needed in guiding the process through it's various steps and in suggestion mechanisms to implement the ideas, objectives, and recommendations of the residents. The residents, however, must know that the Plan reflects their concerns and desires and will continue to do so. Reaffirming that planning is a continuous process of citizen involvement.
- (4) Zoning laws, subdivision ordinances, and capital improvement programs, are inadequate tools to meet the needs of the 1970's.

It would seem logical, therefore, that if the present bases for developing a Comprehensive Plan i.e. through above mentioned methods is unworkable, that other ways need to be found, not only to replace the zoning map, but to find new approaches for implementing the intent of the Comprehensive Plan. Even the term Comprehensive Plan in the past has been oriented to physical development.

1. Designs In Nature, Ian McHarg

The needs of the 1970's clearly indicate that social and environmental needs of the population must be reflected if the plan is to be truly comprehensive, that is, for all. Perhaps what is needed is a plan of policy to guide the elected officials in their work rather than a map which is only a pictorial representation of a portion of the earths surface, taken at a point in time.

## POLICY MAP

### INTRODUCTION

The Policy Map is simply a reflection of our values based upon the facts available to us and the discussions that have been held on the Prairie which terminates in the reflection of policies to govern the use of the development of the 5 Mile Prairie.

Provision of housing for the profit potential rather than the actual need for housing at the expense of, and loss of, an important area environment is highly questionable when there are other areas where housing could be provided that would improve rather than destroy environment. Housing needs in Spokane County can be better met where there will be no loss of soil resource. Only those few who anticipate an inflated personal gain would suffer if the Prairie were not platted into high or even medium density housing.

The preservation of the rural island which is Five Mile Prairie, is an opportunity presented to few, if any, metropolitan areas.

Until 1972, residential development of the Prairie was guided by housing needs of those who chose a rural environment as a place to live. The environment rather than the availability of housing attracted the Prairie residents. Where conventional single family platting is encouraged and permitted housing availability will come to replace rural environment as an attraction for people to move to the Prairie. The Prairie has serious drawbacks as far as being a desirable place to live; high winds, few trees, steep access roads, lower winter temperatures, and thick ground fogs. At present, these are offset by open space, excellent agricultural soils, and rural atmosphere close to a city. Traditional policy on the Prairie has been for single family residents to be heavily mixed with land use that has encouraged agricultural development and preservation of rural atmosphere. Destruction of the desirable open space, soil, and rural atmosphere will leave the area with only the inconveniences of access, wind, cold, etc. In short, a less desirable living area than others in the County.

The policy plan submitted by the PEOPLE FOR THE PRESERVATION AND DEVELOPMENT OF 5 MILE PRAIRIE calls for the recognition of the right of citizens to be involved

in setting goals and policies for the future development of the area in which they live.

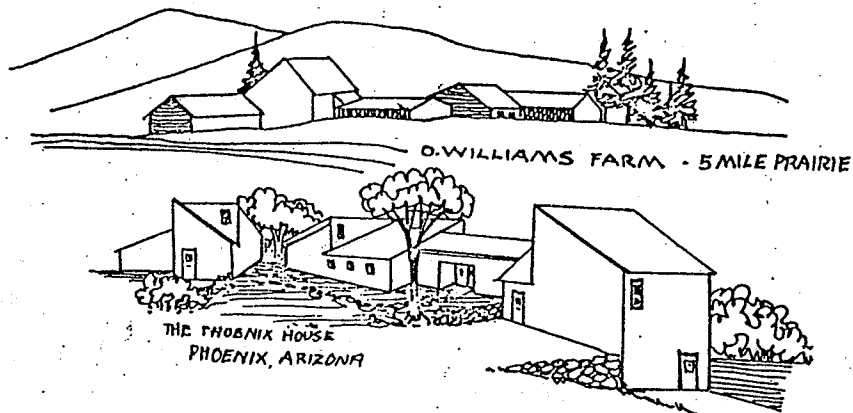
PLATES XII, XIII, XIV

"PRAIRIE CLUSTERS"

Policy Alternatives

The policy alternatives included with this report reflect a balance of population growth which will create as little destruction to the environment of the area, and yet reflect the recognition of the needs of Spokane County as a growing metropolitan area.

These maps are being included at this time to show the community feeling regarding possible areas in which single family residential development could take place, as well as areas in which higher density or multiple-dwelling structures (Prairie Clusters) could be located.





The following procedure was followed in developing the "Policy Maps;":

- (1) Residents were asked at small area "coffee" where in their estimation could housing occur with the least amount of damage to the goals of the community.
- (2) These designated areas were then placed on a topographical map and on-site evaluations were made.

Then a set of criteria was arrived at by referring to the survey, goals, and objectives of 5 Mile Prairie. A rating scale based on 100 points was developed, weighed to reflect the statements in the goals and objectives and the survey.

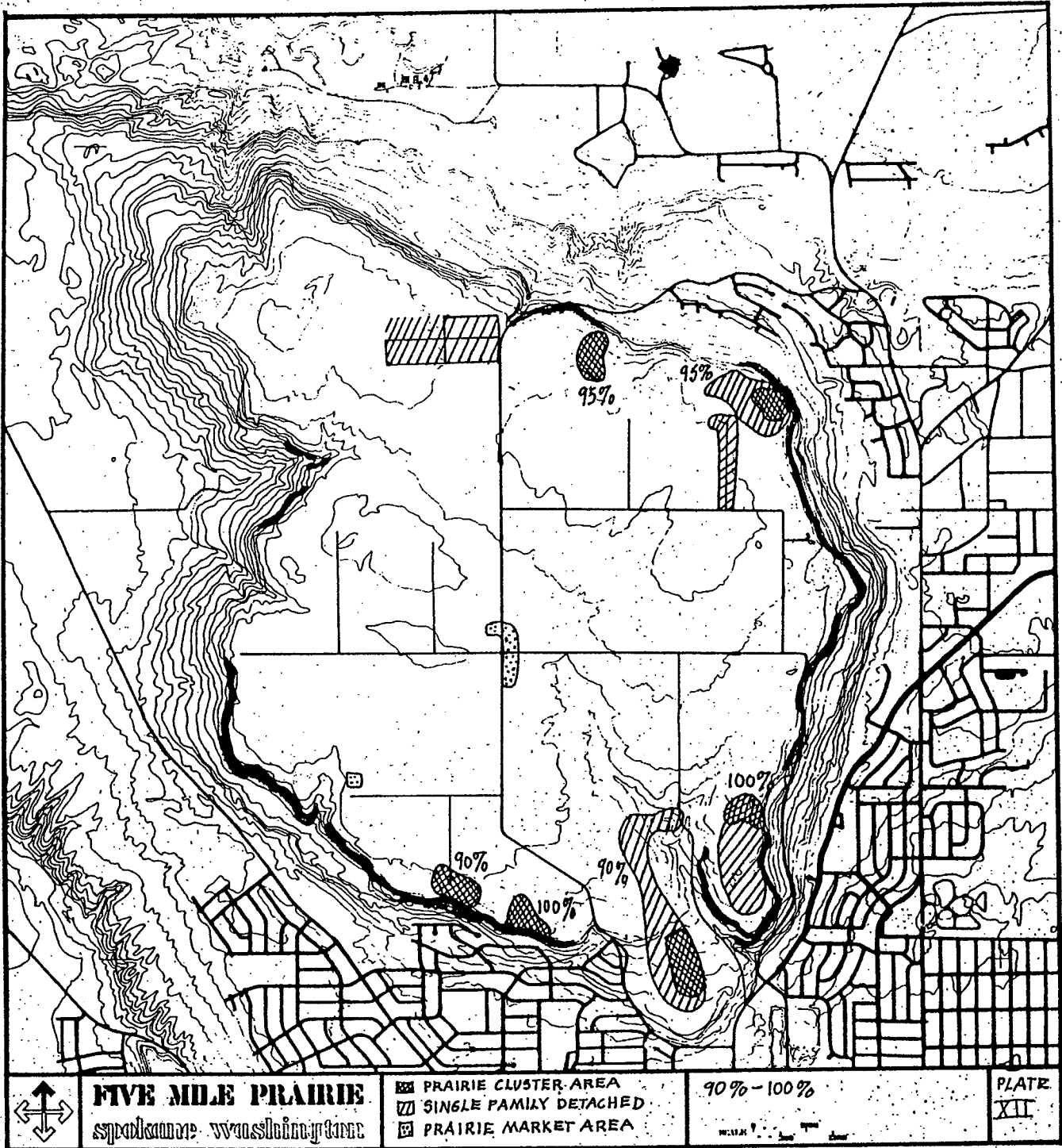
In all the suggested locations these criteria were used:

- (1) 30% Use of the marginal soils for hi-density housing rather than farming.
- (2) 25% Preservation of some views.
- (3) 20% Contributes to existing open space.
- (4) 10% Preservation of historical sites.
- (5) 10% Use of existing transportation network.
- (6) 5% Expansion of already identified existing housing clusters.

Efficient use of land to house maximum numbers of people depends on the design of structures as well as the placement of the structures on the land.

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# PRAIRIE CLUSTER POLICY ALTERNATE II



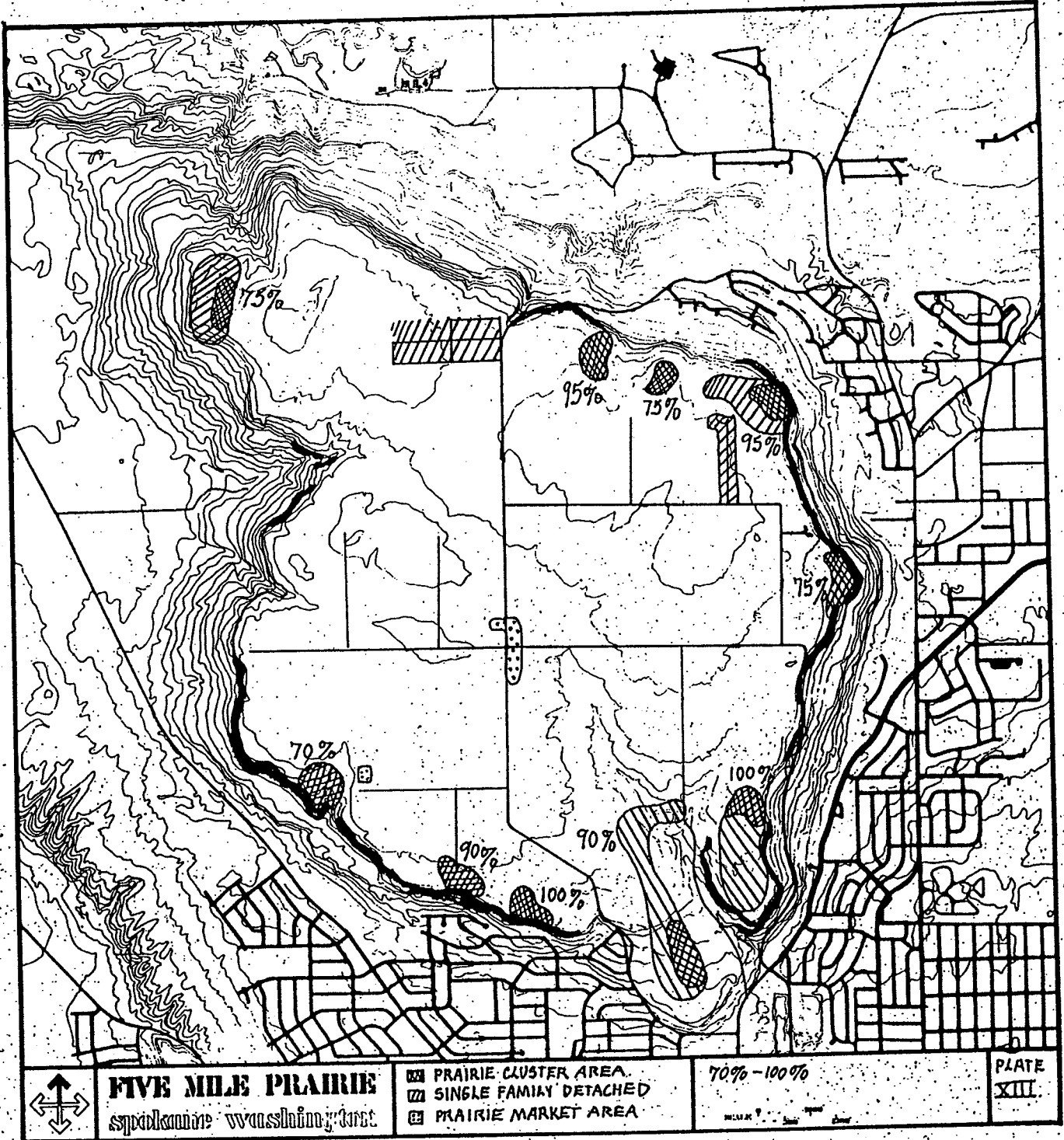
**FIVE MILE PRAIRIE**  
spokane, washington

-  PRAIRIE CLUSTER AREA
-  SINGLE FAMILY DETACHED
-  PRAIRIE MARKET AREA

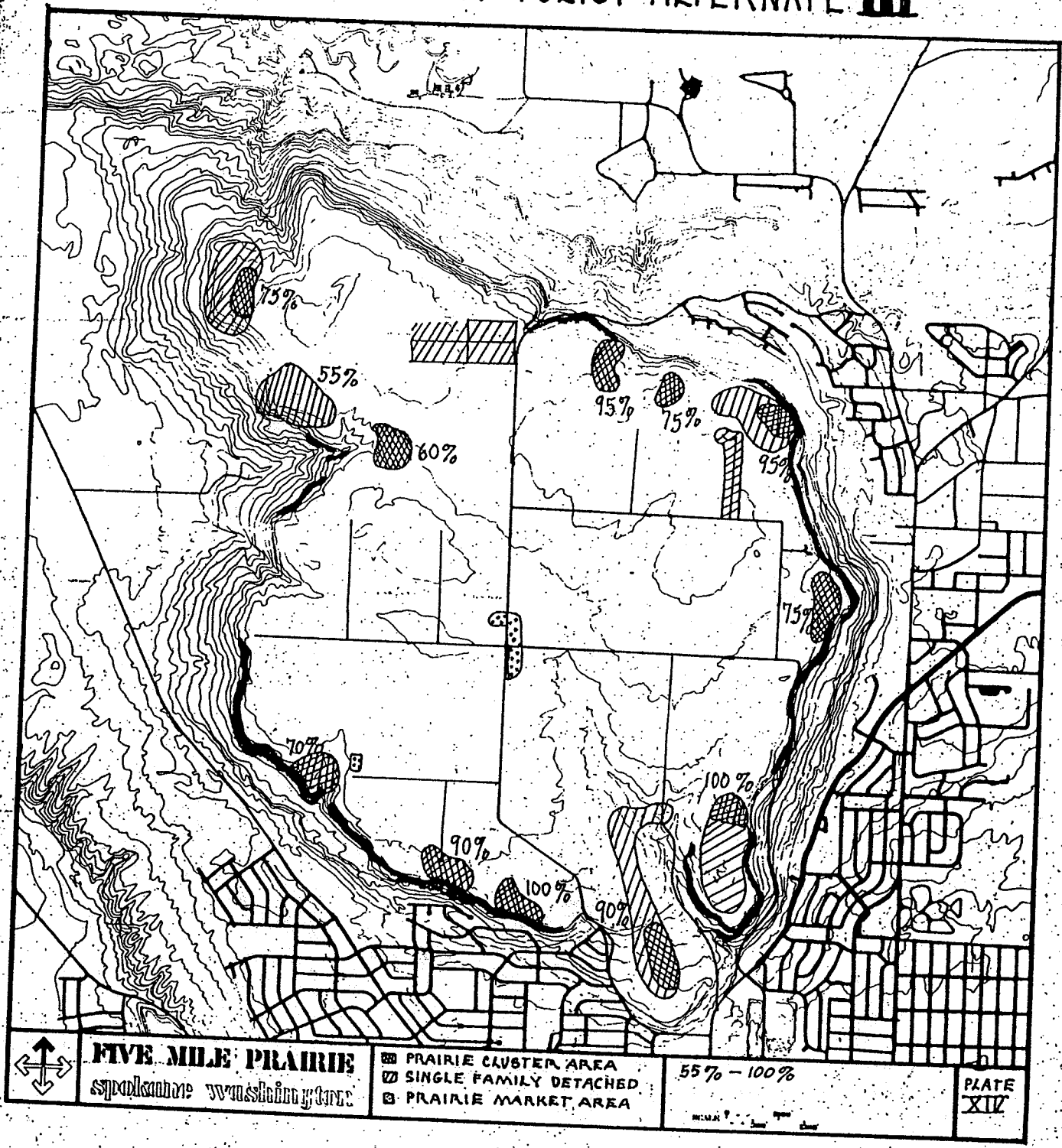
90% - 100%

PLATE  
XII

# PRAIRIE CLUSTER POLICY ALTERNATE II



# PRAIRIE CLUSTER POLICY ALTERNATE III



WHERE DO WE GO FROM HERE?

At this stage of the planning process there are a number of alternatives available in determining the future direction of 5 Mile Prairie.

Any decision involving implementation of any land use development of 5 Mile Prairie cannot be realistically made until other vital information is forthcoming. (e. g., ground water table, agricultural alternatives, population effects, etc.) It is imperative, therefore that no decisions or further development should be made in the 5 Mile area until an Environmental Impact Statement is made available.

And further, that any policy considerations that are made, should be a joint venture between the city and county planning staffs, policy making bodies and the Prairie Community.

We are looking forward to this full participation of all parties.....

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PERSONAL INTERVIEWS

1. Adler, Mrs. Howard - Oak Ridge, Tennessee Plan Commission Member
2. Angove, Sam - County Parks Director
3. Brookie, Dale Tan, Brooke Assn., Spokane, Washington
4. Call, Vaughn - City Planning Director, Spokane, Washington  
Crowell, David - City Planning Director, Missoula, Montana
5. Day, Norman-AIA- Vincent Kling and Association, Philadelphia, Pa.
6. DeLaubenfels, Al - State Planning and Community Affairs Agency (German Village)
7. Eiselt, Richard - AIA - Columbus, Ohio
8. Fortyne, Reed Fred - Consultant
9. Goff, James - Plan Commission Director, San Diego, California
10. Hansen, James - U.S. Soil Conservation Service
11. Huggins, Charles - County Planning Director
12. -Inland Empire Landscape Architects and Assoc.
13. Kelsey, Clayton - U.S.D.A. County Extension Agent
14. Larenski, Joe - County Assessor
15. Lukens, William - AIA - Vincent Kling and Assoc., Philadelphia, Pa.
16. Meyer, Bette E., Office of Archaeology and Historic Preservation  
McDermott, Jack AIA - Sloan, McDermott, Spokane, Washington
17. Nyberg, Ken - Consultant
18. Rahenkamp, John - AIA - Rahenkamp, Sachs, Wells, Philadelphia, Pa.
19. Randall, Gary - Tax Attorney
20. Shannon, Dan - U. of Washington, Div. of Community Dev. Asst. Director.
21. Spokane Audubon Society
22. Spokane Bikeways Planning Committee
23. Tan, Ron - AIA - Tan, Brooke Assn., Spokane, Wn.
24. Turner, Robert - County Engineer
25. Turnquist, Sig. - City Water Dept. Engineer
26. Wallace, Keith - U.S.D.A. County Extension Agent
27. Whitworth Water District
28. Wynne, Ken - County Assessor

DATA COLLECTION

A. MAPS

1. Resident - non resident ownership of 5 MILE PRAIRIE.
2. Resident ownership and building locations and occupants of 5 MILE PRAIRIE.
3. Sale prices on recent real estate transactions of 5 MILE PRAIRIE.
4. Plats on 5 MILE PRAIRIE.
  - a. Velview estates.
  - b. Hillcrest addition.
  - c. Prosperity acres.
  - d. Panarama Terrace.
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6. Spokane County, 1970.
7. 5 MILE and surrounding area topography aerial map.

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C. 5-MILE SURVEY, June 1971.

D. Taxes off of land - County Assessor's Record.

E. TAPES

1. General Community Meetings  
2-71, 3-71, 6-71, 12-71, 3-72, 4-73.
2. General Corporation Meetings 1971 - 1972 - 1973.
3. May 25, 1971, Regional Planning Conference.
4. City Council Meeting 4-19-71.
5. Norman Day, A.I.P. Vincent Kling, Assoc., May, 1971.



APPENDIX 1

SPOKANE COUNTY  
COOPERATIVE EXTENSION SERVICE  
COURTHOUSE • SPOKANE, WASHINGTON 99201 • 456-3651

EXTENSION WORK IN AGRICULTURE AND HOME ECONOMICS IN COOPERATION WITH THE COLLEGE  
OF AGRICULTURE, WASHINGTON STATE UNIVERSITY AND THE U.S. DEPARTMENT OF AGRICULTURE

January 15, 1973

Mrs. Jan Foulger  
Finch Arboretum  
W. 3404 Woodland Blvd.  
Spokane, Washington 99204

Dear Mrs Foulger:

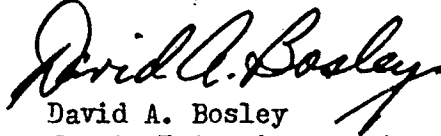
In checking with Clayton Kelsey, the agronomy specialist in our office, I am enclosing some statistics on per acre yield on the crops you listed for the Five Mile Prairie area.

	<u>yield/acre</u>
Wheat	60+ bushels
Peas	1,700 lbs.
Oats	75-100 bushels
Barley	2-3 tons
Alfalfa	2-2½ tons on first cutting (2nd cutting depends on a good June rainfall)
Corn	Variable (depending on rainfall)
Strawberries & Raspberries	U-pick operation are quite successful

Generally, the Five Mile Prairie section is highly productive agricultural land with the possible exception of the northeast part where the soil is quite shallow.

Hope this is of some value to you.

Sincerely,

  
David A. Bosley  
County Extension Agent

DAB/jlp

- Q. Is it actually possible in this day and age to make a living raising crops on land such as you will find on Five Mile Prairie?
- A. Yes it certainly is. The soil on Five Mile Prairie is very good. And being very similar to the soil on Greenbluff, requires no irrigation for most crops.
- Q. What crops would you suggest that would give the best yield?
- A. Apples or strawberries would be the best money making crops on the smallest amount of land. The dwarf type of apple tree is the most advisable as they are very hardy and are ready for harvesting in their fourth year.
- Q. How many acres in apples or strawberries would be required to make an average income?
- A. It would be possible to make a living raising these fruits on about ten acres on Five Mile Prairie. You could expect at least 1000 boxes of apples from about 350 dwarf trees on each acre. And you might expect to make about \$1.00 per box.
- Q. Could a person do pretty well with vegetables as compared to fruits?
- A. Vegetables such as sweet corn, potatoes, carrots and tomatoes do very well on Five Mile. You would, however, need more acreage to make as much as you could on fruit crops. Rather than going into the commercial business of raising crops, a family could make a sizable supplement to their present income by raising some of the above mentioned crops on just a few acres.

Some of Mr. Kruiswicks spontaneous comments were:

WE NEED THIS FIVE MILE PRAIRIE AGRICULTURAL AREA.  
It would certainly be a shame to cover all of that excellent soil with houses. We should all be planning ahead; saving the good soil for raising crops now and in the future. And using the poorer soil areas for housing developments. But, so often it seems that so many people are concerned only with making a profit today and forgetting about tomorrow.

(He also mentioned that the yield could be increased considerably by irrigation)

He also suggested another person that might give us additional information, suggestions and help would be Bill Iller at the Soil Conservation Dept.

Earl Smith



## Latah Creek Cleanup Study Planned

Latah Creek, now at low-water stage, will be studied by a newly formed task force.

# Committee Starts Work on Creek Pollution Project

A Spokane River Basin Depollution Committee task force Tuesday began organizing its study of methods to clean up Latah (Hangman) Creek.

The committee decided to concentrate its efforts on making the creek a model for Expo '74 visitors after it generally was agreed it would be impossible to clean up the entire Spokane River Basin in time for Spokane's environmental exposition.

Preliminary reports on pollution problems in Latah Creek at the meeting indicated even this relatively small stream which enters the Spokane River near the west Spokane city limits will be a major cleanup task.

The committee task force exploring possible avenues of cleaning up includes officials of the Environmental Protection Agency, the Agricultural Stabilization and Conservation Service, the U.S. Forest Serv-

ice, the State Departments of Ecology, Natural Resources and Game, the U.S. Army Corps of Engineers and the Washington State University Extension Service.

### Organizing Study

The task force Tuesday began organizing a detailed study of the stream, including an analysis of its natural resources and economic makeup.

Speakers at Tuesday's meeting agreed the creek's main pollution problem is silt which erodes from farm lands along its course.

Clayton B. Kelsey, Spokane County Agricultural Extension agent, said the silt not only is a problem for the creek but for the farm lands losing topsoil at a rapid rate.

"Soil is being lost not only into Latah Creek but into all streams and rivers in the Palouse country," Kelsey said. "This land is extremely productive, but it is being devas-

tated at an alarming rate."

Kelsey said it takes thousands of years for topsoil to build up, and that at the rate erosion in the Palouse is moving soil from fields to rivers, the Palouse may not last "more than another 75 years" if a productive state.

Other Latah Creek problem areas slated for study and attack at the meeting included litter, air pollution, sewage disposal and flood control.

One official suggested dams, dikes and stream channelization as possible methods of controlling floods — all of which are opposed bitterly by environmental groups which advocate flood plain zoning as the way to deal with flood waters.

Latah Creek drains about 11 per cent of the Spokane River basin. Its degree of pollution still is largely a mystery because of lack of data, the task force said.

APPENDIX 2

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### DECREASE SEEN FOR WILDLIFE HABITAT

About 34 million acres of rural land, much of it wildlife habitat, will disappear by the year 2000 as cities continue to sprawl according to a study by the Economic Research Service published in the "Farm Index".

Rural land areas have been gobbled up at the rate of nearly 750,000 acres annually over the past decade by urban growth. Roads and airports have taken another 130,000 and reservoirs about 300,000 acres a year.

The crux of the study is seen in this statement: "Looking at the national picture permits one to gloss over some serious land use problems. Many people feel real concern about the loss of good cropland to cities or for roads. Strip mining lays waste to large areas. Drainage of wetland destroys wildlife habitat."

The loss of 34 million acres by the turn of the century is roughly equal to an area 500 miles long and 100 miles wide or larger than many of the smaller states.

An additional 300 million acres of non-farm land—mostly owned publicly—are used for livestock grazing. In all, about 57 percent of the nation's land is used for agricultural purposes. Another one-third of the land is forested; cities use nearly two percent; highways, railroads and airports account for one percent. Waste land and other miscellaneous uses make up the rest.

In projecting land use patterns for the year 2000, the ERS study assumed that the U.S. population by the year 2000 would be 307.8 million, or half again as large as in 1970.

To your information  
Signed Copy sent  
Directly to Planning Commission

AV

THE SPOKANE CHAPTER  
OF THE NATIONAL  
AUDUBON SOCIETY

Spokane, Washington  
March 29, 1972

THE PLANNING COMMISSION  
OF THE CITY OF SPOKANE

MR. VAUGHN CALL  
DIRECTOR

The Spokane Chapter of the Audubon Society in accordance with the national goals of the Society - opposes unplanned leap-frog developments and zoning based on financial manipulations.

It is our position that the development of the area known as Five Mile Prairie of which the steep, rocky rim is a vital integral part, shall be postponed until a documented comprehensive plan is prepared.

The implementation of the various schemes that are now proposed would destroy the very quality of the living style that the prospective residents are seeking.

Warren Hall  
President of the  
Spokane Chapter  
of the National  
Audubon Society

Birds that have been observed in the Five Mile Prairie Area during the year 1971. The sightings vary in frequency and seasonal occurrences depending on the species.

Asterisk\* indicates that the species will disappear with the development of the Prairie for Housing.

WESTERN CANADA GOOSE\*  
LESSER CANADA GOOSE\*  
MALLARD\*  
AMERICAN WIDGEON\*  
WOOD DUCK\*  
COMMON GOLDENEYE\*  
GOSHAWK\*  
SHARP SHIN. HAWK  
COOPER'S HAWK\*  
RED TAILED HAWK\*  
MARSH HAWK\*  
PIGEON HAWK  
SPARROW HAWK\*  
RUFFED GROUSE\*  
CALIFORNIA QUAIL  
RING NECKED PHEASANT  
KILLDEER\*  
RING BILLED GULL  
ROCK DOVE  
MOURNING DOVE\*  
SCREECH OWL\*  
GREAT HORNED OWL\*  
PYGMY OWL  
COMMON NIGHT HAWK  
RUFOS HUMMING BIRD  
CALLIOPE HUMMINGBIRD  
RED SHAFTED FLICKER  
PILEATED WOODPECKER\*  
YELLOW BELLIED SAPSUCKER  
HAIRY WOODPECKER  
DOWNY WOODPECKER  
EASTERN KINGBIRD\*  
WESTERN KINGBIRD\*  
SAY'S PHOEBE\*  
TRAILL'S FLYCATCHER  
WESTERN FLYCATCHER  
WESTERN WOOD PEWEE  
HORNED LARK\*  
VIOLET GREEN SWALLOW  
TREE SWALLOW  
BANK SWALLOW  
ROUGH WINGED SWALLOW  
BARN SWALLOW\*  
CLIFF SWALLOW  
STELLAR'S JAY\*

BLACK BILLED MAGPIE\*)\*  
COMMON CROW  
CLARK'S NUTCRACKER\*  
BLACK CAPPED CHICKADEE  
MOUNTAIN CHICKADEE  
WHITE BREASTED NUTHATCH\*  
RED BREASTED NUTHATCH  
PYGMY NUTHATCH  
BROWN CREEPER  
HOUSE WREN  
ROCK WREN\*  
CATBIRD  
ROBIN  
VARIED THRUSH\*  
HERMIT THRUSH\*  
VEERY\*  
WESTERN BLUEBIRD\*  
MOUNTAIN BLUEBIRD\*  
TOWNSEND'S SOLITAIRE\*  
GOLDEN CROWNED KINGLET  
RUBY CROWNED KINGLET  
BOHEMIAN WAXWING  
CEDAR WAXWING  
NORTHERN SHRIKE\*  
STARLING  
SOLITARY VIREO\*  
RED EYED VIREO  
WARBLING VIREO\*  
ORANGE CROWN WARBLER\*  
NASHVILLE WARBLER\*  
YELLOW WARBLER  
AUDUBON'S WARBLER  
TOWNSEND'S WARBLER  
Mc GILLIVRAY WARBLER  
YELLOW BREASTED CHAT\*  
WILSON'S WARBLER  
HOUSE SPARROW  
WESTERN MEADOW LARK\*  
BULLOCK'S ORIOLE  
BREWER'S BLACKBIRD  
BROWN HEADED COWBIRD  
WESTERN Tanager\*  
BLACK HEADED GROSBEAK  
EVENING GROSBEAK  
LAZULI BUNTING  
CASSIN'S FINCH



HOUSE FINCH  
PINE SISKIN  
RED GROSSBILL  
SAVANNAH SPARROW\*  
SLATE-COLORED JUNCO\*  
CHIPPING SPARROW\*  
LINCOLN'S SPARROW

PINE GROSBEAK\*  
AMERICAN GOLDFINCH  
RUFUS-SIDE TOWHEE  
VESPER SPARROW\*  
OREGON JUNCO  
WHITE-CROWN SPARROW  
SONG SPARROW

FOR A TOTAL OF 105 SPECIES OF BIRDS

---

In addition the following mammals and reptiles are known residents of the Five Mile Prairie

MAMMALS

MEADOW MOUSE  
POCKET GOPHER  
COLUMBIAN GROUND SQUIRREL\*  
SHORT-TAILED WEASEL\*  
YELLOW-BELLIED MARMOT\* (ground hog)  
STRIPED SKUNK\*  
YELLOW-PINE CHIPMUNK  
COTTONTAIL RABBIT\*  
RED SQUIRREL\*  
COYOTE\*  
WHITE-TAILED DEER\*  
LITTLE BROWN BAT  
PORCUPINE\*  
RACCOON\*

*BADGER 1989*  
*BEAR 1991*

REPTILES

BULL SNAKE\*  
WESTERN RACER  
RUBBER BOA  
BLUE-TAILED SKINK

Warren Hall, President  
of the Spokane Chapter  
of the Audubon Society

---

List compiled by Messrs: Dennis Dahlke and Jim Acton - 4-12-72

# Whitworth College

SPOKANE, WASHINGTON 99218

## BIOLOGY DEPARTMENT

FIVE MILE PLANNING COMMITTEE  
William E. Manderscheif, Chairman  
Route #11  
Spokane, Washington 99208

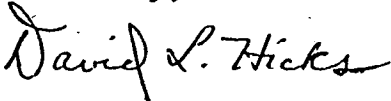
Dear Mr. Manderscheif,

The power line right-of-way and adjacent wooded slopes on the northern edge of Five Mile Prairie have been in continuous use by the Biology Department of Whitworth College under my direction as an ecological area. We have made extensive and intensive surveys of flora and fauna there for the past five years, and consider the area of prime ecological importance as a close-to-campus natural area. We have received good cooperation from private property owners for our studies in the area. We normally sample the vegetation throughout the growing season, and live trap small mammals for identification, sex, age, weight and population estimates. We have at times compared insect diversity to other areas along the Little Spokane River. We also use the area extensively for field trips in ornithology, and find the bird life there diverse and plentiful.

In the past five years at least 100 student have benefitted from the Five Mile Prairie Study Area. The area is ecologically unique since it presents a maximum of border or ecotone between agricultural, managed power line right-of-way, and undisturbed areas of various sizes and slopes.

We at Whitworth consider the area unusually beneficial to our field programs, and hope its accessibility and character are not changed in any way.

Sincerely,



David L. Hicks, Ph.D.  
Associate Professor of Biology  
Ecologist

**ST. GEORGE'S SCHOOL**  
West 2929 Waikiki Road  
Spokane, Washington 99208

January 11, 1973

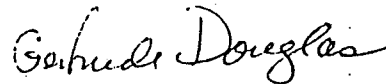
5 MILE PLANNING COMMITTEE  
Mr. William E. Manderscheif, Chrmn.  
Route #11  
Spokane, WA 99208

Dear Sir,

As a biology teacher at St. George's School I make use of the hillsides around the school area for both ecological studies (10th grade level) and wild flower studies (mainly 7th grade level). Therefore most students at St. George's school use the hillsides for studies twice during their tenure at the school. This involves about 60 students per year.

In addition to in-class studies, the hillsides are used for hiking and general nature studies.

Sincerely,



Gertrude Douglas  
Biology teacher  
St. George's School

GD/sf

APPENDIX 3

VEHICLE COUNT - MECHANICAL

VV-1

TRAFFIC ENGINEERING DEPT.

SPOKANE, WASHINGTON

From 11 A M 4-24 to 11 A M, 4-25, 19 69 By L.F.R.

W 2000  
Location Five Mile Rd. St.  
Ave.

Hours	Mon.	Tues.	Wed.	24 Thurs.	25 Fri.	A.W.D.	Sat.	Sun.	Wk. Tot.
12 M					12				
1 AM					3				
2 AM					1				
2 AM					1				
3 AM					1				
3 AM					7				
4 AM					27				
4 AM					216				
5 AM					162				
5 AM					81				
6 AM					83				
6 AM				80					
7 AM				108					
7 AM				82					
8 AM				102					
8 AM				177					
9 AM				195					
9 AM				184					
10 AM				169					
10 AM				145					
11 AM				105					
11 AM				79					
12 N				52					
12 N				22					
1 PM									
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9 PM									
9 PM									
10 PM									
10 PM									
11 PM									
11 PM									
12 M									
TOTAL									
					2 094	AWD TOT			WEEK TOTAL

VEHICLE COUNT - MECHANICAL

VV-1

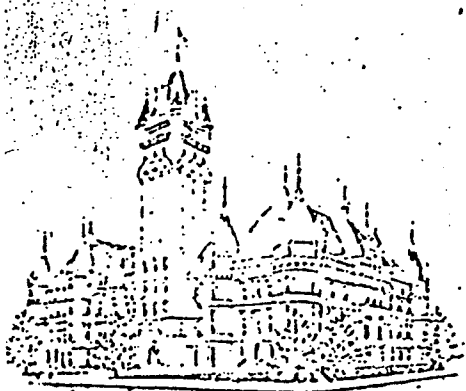
B. TRAFFIC ENGINEERING DEPT.

SPOKANE, WASHINGTON

From 10 A M 6-29-70 to 10 A M, 6-29-, 19 70 By JPO

Location N. 8500 St. Ave. FIVE MILE RD.

Hours	29 Mon.	30 Tues.	Wed.	Thurs.	Fri.	A.W.D.	Sat.	Sun.	Wk. Tot.
12 M									
1 AM		6							
2 AM		3							
3 AM		3							
4 AM		1							
5 AM		-							
6 AM		19							
7 AM		30							
8 AM		73							
9 AM		105							
10 AM		128							
10 AM									
11 AM	39								
12 N	49								
12 N									
1 PM	46								
2 PM	60								
3 PM	47								
4 PM	49								
5 PM	41								
6 PM	69								
7 PM	48								
8 PM	48								
9 PM	58								
10 PM	37								
11 PM	17								
12 M	14								
TOTAL		990							
						AWD TOT			WEEK TOTAL



SPokane County Court House

# SPokane County

OFFICE OF  
COUNTY ENGINEER

ROBERT S. TURNER  
COUNTY ENGINEER

Spokane, Washington 99201

April 3, 1973

Mrs. James R. Pattersen  
W. 2420 North Five Mile Road  
Spokane, Washington 99218

Dear Mrs. Pattersen:

As mentioned in your telephone conversation with Jack Finney from our Office we have taken some new traffic counts in the Five Mile area. These counts are:

- A) Five Mile Road and Strong Road
  - East Leg - 270 *Strong - E*
  - West Leg - 470 *Strong W*
  - North Leg - 710 *5-mile*
  - South Leg - no count taken
- B) Waikiki Road and North Five Mile Road
  - West Leg - 801 *on Waikiki*

Also we did obtain from the State Highway Department Planning Survey Section some counts taken by them in 1970. These counts are:

- A) North Five Mile, .72 miles East of Five Mile Road - 420
- B) Johannsen Road, .17 miles East of Snyder Road - 140
- C) Cedar Road, .24 miles North of Northview Road - 375
- D) Strong Road, .13 miles East of Spokane City Limits - 66  
(It seems quite likely that the counting machine located at this station malfunctioned resulting in such a low traffic count.)

Yours very truly,

Robert S. Turner, P.E.  
Spokane County Engineer

Gary W. Kennaly, P.E.  
Planning & Traffic Engineer

FOLLOWING IS A MOTION MADE BY ANN WIDDITSCH ON JUNE 22, 1972, FOR INCLUSION IN THE ECOLOGICAL COMMISSION MEETING MINUTES:

The members of the Washington State Ecological Commission, as a part of their series of meetings in Spokane, have had the opportunity of viewing the uniquely beautiful Five-Mile Prairie.

The Commission considers it to be highly desirable that this area be retained in its present state and urges the general public and official agencies of government having responsibility in this area to take every step possible to accomplish this retention in the interest of all of the citizens in the Greater Spokane area, and in the interest of the natural beauty of the Greater Spokane area.

MOTION SECONDED BY MARVIN WILLIAMS, PASSED UNANIMOUSLY.



May 18, 1972

To Whom It May Concern:

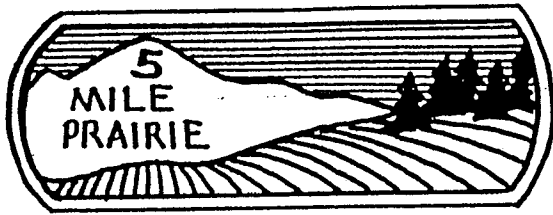
It is the opinion of our organization that FIVE MILE PRAIRIE is an environmental unit of unique character. In planning for the future growth and development of this area, every consideration must be given to innovative and imaginative concepts rather than the routine extension of existing systems of social organization and control.

It is our hope that a plan for the comprehensive development of the entire prairie will be the common goal of the property owners and the planning agencies involved. Such a plan can be both economically and aesthetically rewarding to the residents and to others who experience the prairie, both now and in the future.

Landscape Architects of the Inland Empire

*Robert L. Woerner*

Robert L. Woerner, A.S.L.A., President



January 8, 1973

Mr. Berge Borrevik  
Director of Athletics  
Whitworth College  
Spokane, Washington

Dear Mr Borrevik:

In an effort to document the various ways in which 5 Mile Prairie is being or has been used by the surrounding community, we wish to know the answers to the following questions.

1. Has your school or your department
  - a. ever used or
  - b. is 5 Mile Prairie currently being used as part of it's program.

2. For what purpose was/is 5 Mile Prairie used. *Distance run*
3. For what period of time. *work out on road*
4. How many persons were/are involved. *Daylight hours*
5. What value do you place on having an area close by to persue this activity. *1 to 6*

Would you be so kind as to send a letter of reply as soon as possible as we are anxious to complete our documentation? Thank you very much. *very convenient*

Yours truly,  
5 Mile Planning Committee  
Mr. William E. Manderscheid, Chrman.  
Route #11  
Spokane, Wn. 99208

*Berge Borrevik*  
*Track Coach*  
*AD*

*1-11-73*

# Dr. Jonas E. Salk Junior High School

N6411 ALBERTA STREET / SPOKANE, WASHINGTON 99208

January 18, 1973

Mr. William E. Manderscheid  
5-Mile Planning Committee, Chairman  
Route #11  
Spokane, WA 99208

Dear Mr. Manderscheid:

This is a response to the letter you sent to Mr. Robert Mooney, Athletic Director at Salk Junior High School. As the Cross Country and 9th Grade Track Coach, I am in charge of the boys who use the 5-Mile area most frequently.

During the fall of the year for a period of six weeks, from the first week in September to mid-October, we use the roadways of the 5-Mile area for training our Cross Country runners. The enclosed maps will give you an idea of the extent to which the roads are used. In this time period we have from 20 to 25 boys using the various courses on the average of four times a week. Some of the girls participating in Cross Country occasionally use the area but to very little extent.

In the spring of the year, from the last week in March until the last week in May, the distance runners from the track teams also use the roadways for training. This again would involve about the same number of boys, 20 to 25, on the average of four times a week.

We appreciate having an area such as 5-Mile available to our runners. It gives them some variation of terrain in which to run. It also provides them with a change of scenery that helps to eliminate some of the monotony in training for distance running. The 5-Mile area provides our runners with definite measured distances that they can chart on their individual training programs.

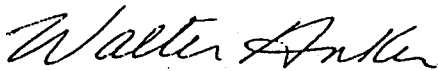
I would like to emphasize that the boys running in the 5-Mile area have been instructed to use the road edges and right-of-way only, and obey all traffic safety rules of a pedestrian. They have also been instructed to respect the private property of others. I would appreciate being contacted if there are any activities contrary to the above directions.

If I can be of further assistance to you please contact me at Salk Junior High School, 455-4450.

Sincerely,



Larry D. Skillestad  
Cross Country & Track Coach



Walter Anker, Principal  
Dr. Salk Jr. High School

a.

cc: Mr. Mooney

North Central High School  
West 516 Augusta  
Spokane, Washington 99205

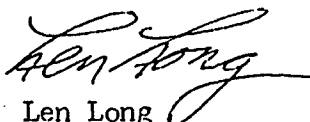
January 10, 1973

5 Mile Planning Committee  
Mr. William E. Manderscheid, Chrm.  
Route #11  
Spokane, Washington 99208

Dear Sir:

North Central is in the interior of the city with a few parks to serve as running areas nearby. We as a cross country team often run the five mile area to get off of city streets and to be a little closer to nature. During the fall it is a beautiful area. Some of the back roads and trails are ideal for our purposes.

Sincerely,



Len Long  
Cross Country Coach

LL/al

# CITY OF SPOKANE

SPOKANE, WASHINGTON

1150-50

A. A. BROWN,  
CITY CLERK

April 5, 1972

File 4000-1195

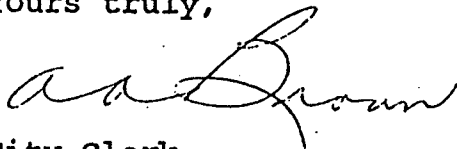
✓ 5 Mile Prairie Corporation  
c/o Mrs. Janice Rhodes  
Route 11  
Spokane, Washington 99208

Dear Madam:

This will acknowledge receipt of letter dated March 9, 1972 signed by Wilfred Forsgreen, together with sketch, petitioning the City of Spokane for public easement for bridal trails and bike paths on existing right-of-ways in the 5 Mile Prairie area.

Please be advised copies of the same have been directed to the proper City departments for their consideration.

Yours truly,



City Clerk

AAB:sk

- Copy: Mayor David H. Rodgers ✓
- Engineering Division ✓
- City Engineer (Glen A. Yake) ✓
- City Traffic Director ✓
- City Plan Commission ✓
- City Manager (F. S. Fulwiler) ✓



March 9, 1972

Spokane County Road Department  
North 811 Jefferson  
Spokane, Washington

Attention: Robert Turner, County Engineer

Please find enclosed a map of 5-Mile Corporation, THE PEOPLE FOR THE PRESERVATION AND DEVELOPMENT OF 5 MILE PRAIRIE, proposed bridal trails and bike paths.

We petition the County of Spokane for public easement for these bridal trails and bike paths on existing right-of-ways.

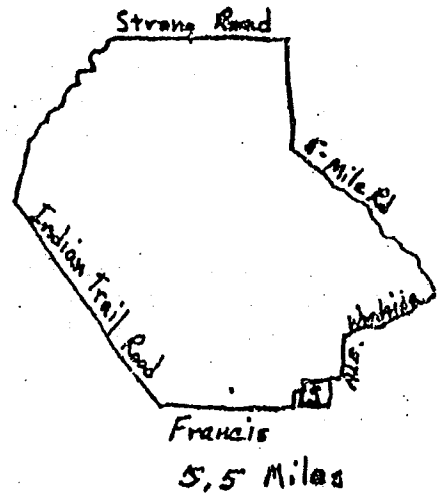
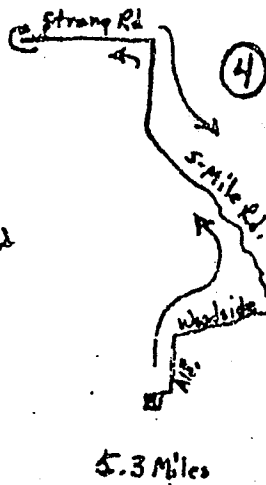
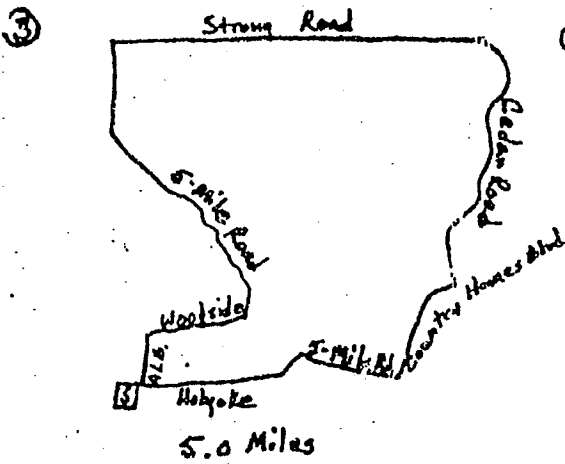
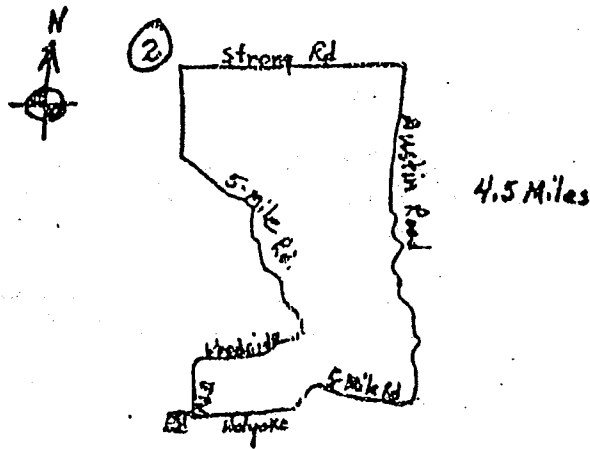
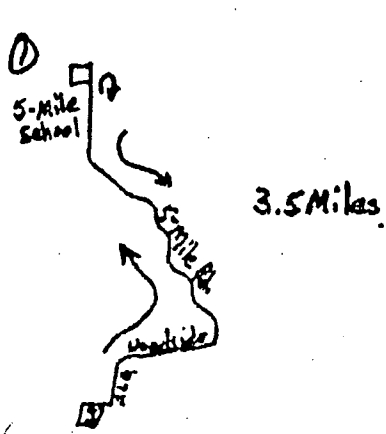
Yours truly,

Wilfred Forsgreen, President  
PEOPLE FOR THE PRESERVATION AND  
DEVELOPMENT OF 5 MILE PRAIRIE CORPORATION

cc/ Commissioner Ray Christensen  
Commissioner W. O. Allen  
Commissioner W. Parsons

# Cross-Country Courses

1. Salk, Alberta, Woodside, 5-Mile Road, 5-Mile School - Return by same Route (3.5 Miles)
2. Salk, " , " , " , Strong Road , Austin Road, 5-Mile Rd., Holyoke, Salk (4.5 Miles)
3. Salk, " , " , " , " " , Cedar Road, " " " (5.0 Miles)
4. Salk, " , " , " , " " (west) to end of pavement - Return by same Route (5.3 Miles)
5. Salk, " , " , " , " " " , Indian Trail Rd., - Francis, Lindake, Salk (5.5 Miles)





5525 North Elm  
Spokane, Wash. 99208  
March 15, 1973

Mr. Bill E. Manderackid, Chairman  
Planning Committee  
5 Mile Prairie - Rt. 11  
Spokane, Wash. 99208

Dear Sir,

Our family loves the "Prairie" and would like to see it retained as such.

It is a "must" on places to show visitors. Without exception, they are amazed to see this contrast to the hurried, crowded environment of a short distance away.

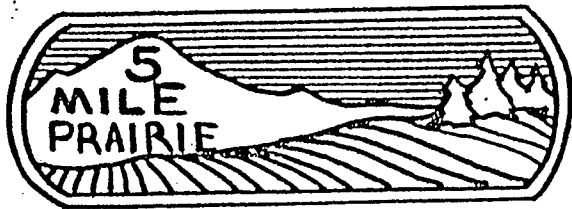
In 1970 we took 2 foreign students from Taiwan to view Spokane's show of lights from the Prairie. One commented that there was no place in Taiwan like it and it was a great treat for him.

You might be interested to know that we were visited by the family of one of these students in June 1972, and they too had a tour of your area. They travelled extensively in our country and Canada but said Spokane and its surrounding area which included 5 Mile was their "favorite."

Sincerely,

Margaret P. Cosand

Mrs. Roy Cosand



January 25, 1973

Mrs Roy Cosand  
N. 5525 Elm  
Spokane, Washington

Dear Mrs Cosand:

In an effort to document the various ways in which 5 Mile Prairie is being or has been used by the surrounding community, we wish to know the answers to the following questions.

1. Have you or your family ever used; or is 5 Mile Prairie being currently used for any purpose such as;
  - ✓ a. Fresh produce picking
  - ✓ b. Sunday and/or leisurely drives
  - c. Picnicing
  - d. Hiking
  - e. Horseback riding
  - f. Bicycling
  - g. -----? *visiting friends, patronizing Greenhouse*

*average -  
once monthly.*

*+ least 2 -  
ften more.*

*high value*

2. How often do you use 5 Mile in this manner.
3. How many persons were/are involved.
4. What value do you place on having an area closeby to persue this activity?

Would you be so kind as to send a letter of reply as soon as possible as we are anxious to complete our documentation. Thank you very much.

Yours truly,  
Bill E. Manderscheid, Chairman  
PLANNING COMMITTEE  
5 Mile Prairie  
Rt. #11, Spokane, 99208

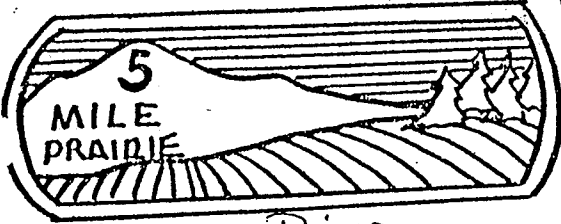
APPENDIX 4

Report by JANE GUSTAFSON  
APRIL 1973

The Number of Horses kept on 5 Mile Prairie  
and By whom. The letter B.  
refers to Boarded horses owned  
by non-residents.

B.	NO. OF HORSES	FAMILY	B.	NO. OF HORSES	FAMILY
	7	ELSTON		1	CORBETTS
B	11	ULRICKS		1	FRANK
B	13	SICILIA		2	CHICK
	3	SQUIRES		2	RESIDENT ON STRONG RD.
	3	DEBOER		3	DIXONS
	4	MANDERSCHIED		1	FARMER
	1	MC LINDEN		139	TOTAL
B	2	SIJER			
	3	SMITH			
B	2	GUSTAFSON		32	BOARDED HORSES
B	5	JONES			
	1	SANDERS			
	2	PERRYS			
	1	RESIDENT ON SNYDER ST.			
B	2	DAXTERS			
	5	BARTONS			
	2	RIJ			
B	2-12	DAVE-HORSE TRADER			
		(PHELPS PLACE)			
	8	RESIDENT ON LINCOLN ST.			
	11	VOLKMAN			
	4	RESIDENT ON PRESCOT RD			
	2	FOULGER			
	2	MC COXS			
	2	PENNELLS			
	2	PHILLIPS			
	3	WINEHANDLE			
	2	RESIDENT ON LINCOLN ST			
	4	VICKERY			
B	5	ANDERSON			
	1	ELFANSO			
	2	BRYANTS			
	3	BAYLIS			
	2	LAVERMAN			
	3	KNOTTS			
	1	MURPHY			
	1	ENGLES			

APPENDIX 5



Frances Pierson

Rt#11 - Box 196

Spokane, Wash, 99204

January 25, 1973

Sory I'm so late in answering this but it just got to me I think its a great idea and anythg our Appalasa club or North East Zone trail & Pleasure Division can do to help please let us know. Sincerely Frances Pierson

In an effort to complete the documentation of the need for bridal trails in the 5 Mile area, we need the following information.

- \*1. How would the ideal bridal path be constructed? Also in regard to path construction see below. Just clear the path of a trail of dangerous hazards + let the horse make the path of a
- \*2. What would be the minimal requirements for bridal path construction. only requirements would be to use natural resources and to remove hazards such as barbed wire or jagged metal tree trunks etc. that would endanger the animal.
- 3. If there was a network of bridal paths on/and surrounding 5 Mile Prairie; (a) would any of your members use it? (b) How many? yes about 20 members who ride trails would use it and probably more.
- 4. Do you feel that there is a real need for/value in having an extensive network of designated bridal trails in the North Spokane Area? yes Very much so If some trails for horses are not preserved beyond the only place to ride

Would you be so kind as to send a letter of reply as soon as possible as we are anxious to complete our study.

Thank you very much. will be limited to arenas only!

Yours truly,  
Bill E. Manderscheid, Chairman  
PLANNING COMMITTEE  
5 Mile Prairie  
Rt#11, Spokane, 99208

\*1 + 2 In regard to path construction it should also be constructed so that on the hillides it will not cause erosion, switch backs like this should be used instead of straight down & up. It should be open to hikers + nature walks, but closed to motor vehicles such as motor bikes. It should be posted on entrances asking to respect paths and not to litter or abuse the trails.



# Fireball Ranch

ROUTE 3, BOX 62 CHENEY, WASHINGTON 99004

2 - 19 - 73

Bob and Calk Snoddy  
RI 7-7628  
(Spokane Exchange)

Bill E. Manderscheid, Chairman

PLANNING COMMITTEE

5 Mile Prairie

Rt. 11, Spokane, 99208

Dear Mr. Manderscheid:

Thank you for permitting me to be a part of your study concerning bridal trails in the 5 mile area. It is indeed a pleasure to contribute to relief of the felt need of bridal paths proximate to Spokane. Five mile area is especially favored because of its natural beauty.

Construction of bridal paths should be simple and primitive with an occasional width to permit passing... a path. Man seeks the pleasure of nature unaltered, He is willing and happy to trod up and over rocks, around and under trees and through creeks just for the sheer fun of it! These experiences are enhanced by his vantage "loge" top side of a horse.

Many horses will be wearing shoes. This has a tendency to scuff the earth more than barefoot. Some thought might be given to application of course sand to areas that may be inclined to be boggy when wet. This would reduce the tendency to tear softer terrain. Time of day or adverse weather conditions do not seem to detour the riding enthusiast.

Man enjoys complexity of pattern and an ability to choose the route he takes to arrive at his destination. Just a school child will elect to walk a different way home from school, or a person will drive a different way home from work, so will the rider seek to ride through an area different from time to time. A network of bridal paths would create far more interest than, for instance a circumfrenacial trail. Extension and connection of bridal paths is without a doubt the dream of all who enjoy riding. If there were bridal paths connecting one area to another, the use of them would be increased many fold. The Spokane river trail is and example of this. For years hundreds of people have enjoyed the trail which follows Spokane River up to Idaho State Line. The yearning to cross over and come back on the other side--or loop back a different way is always present.

Some consideration should be given to entry into a bridal path network. Horses are transported in trailers, which take an additional

ARABIANS ARE OUR SPECIALTY

HORSEMANSHIP CLINIC ~ RIDING ARENA ~ BOARDING ~ TEX TAN TACK



Mead, Wash.  
February 27, 1973

Bill E. Manderscheid, Chairman  
Planning Committee  
5 Mile Prairie  
Rt. 11,  
Spokane, 99208

Dear Mr. Manderscheid,

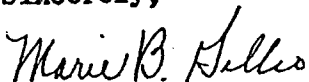
I think bridle trails in the 5 Mile area would be used considerably. For the past 14 years I have had a 4-H horse club and at various times we have had members from the 5 Mile area. The kids used to ride down to the arena at Wandermere. It would have been much safer if they could have ridden, at least part of the way, on a trail instead of the road. Each year there are fewer and fewer places to ride as the city creeps out in all directions. The time to plan for trails is now! We have a friend who is engaged in buying recreation land for King County and a portion of that is for trails. Think how much easier it would have been to have looked ahead--and cheaper too.

You ask what the minimal requirements are for bridle trails. I don't know the specifications but I am sure you could get these from the Forest Service. The rangers at Mt. Spokane have constructed several miles of trails. I have had experience at riding several trails. The actual trail needs to be only about 18 to 24 inches wide but through a forest the brush needs to be cleared back away from the trail to at least 6 ft. to allow for clearance of your legs and tack.

There are some beautiful trails on Mt. Spokane if only there were a trail leading there! It would be wonderful to have a trail from the North Spokane area to the Mt. so that it could be ridden without getting on that busy highway.

Good luck with your plans. If I can help you in any way let me know.

Sincerely,



Marie B. Gillio  
Rt. 1, Box 360  
Mead, Wash. 99021

APPENDIX 6

Table 1

Per Capita Amounts of Selected City Finance Items by  
Population-Size Groups

Fiscal year 1969

Item	Population size as of 1960						
	1,000,000 or more	500,000 to 999,999	300,000 to 499,999	200,000 to 299,999	100,000 to 199,999	50,000 to 99,999	Less than 50,000
General expenditures, total	411	300	215	192	198	185	120
Education	85	50	41	26	37	36	12
Highways	20	21	18	21	19	19	19
Public welfare	83	25	7	6	7	7	1
Hospitals	35	17	7	2	10	6	5
Health	12	8	3	2	3	2	1
Police Protection	44	32	23	21	20	19	14
Fire Protection	18	19	16	16	17	16	8
Sewerage	7	13	15	11	9	11	11
Sanitation other than sewerage	15	11	9	9	8	7	5
Parks and recreation	12	17	15	11	11	10	6
Housing and urban renewal	23	15	7	13	12	9	2
Libraries	5	4	4	4	4	3	2
Financial administration	5	5	4	4	3	3	3
General control	9	8	5	5	5	5	5
General public buildings	6	4	2	6	4	4	3
Interest on general debt	15	10	10	10	7	7	5
All other	47	36	30	25	20	21	19
debt outstanding, total	678	399	404	401	307	270	225
long-term	602	356	361	353	268	238	215
Full faith and credit	400	253	219	199	168	144	92
Utility debt only	153	30	32	22	16	16	16
Nonguaranteed	202	103	142	153	100	95	121
Utility debt only	67	51	66	83	61	55	63
Short-term	76	43	43	49	49	31	10

Source: Department of Commerce, Bureau of the Census.

TABLE 2: THE RELATIONSHIP BETWEEN CITY SIZE,  
POPULATION DENSITY, AND CRIME RATES IN  
UNITED STATES CITIES

Population Size of Cities in 1960	Aver. No. of People Per Square Mile	Number of Crimes Per 100,000 Per Year				Average city size in June 30, 1967	Number of cities in size class	Total local tax revenues revenue per person	Cost of police protection per capita
		Murder	Rape	Robbery	Assault				
Over 250,000	7100	6.8	15.2	117.6	154.1	2,779,500	1	\$126.59	\$22.39
100,000 to 250,000	4271	5.6	7.6	56.5	83.3	713,600	2	234.22	19.93
50,000 to 100,000	3910	3.3	5.5	36.6	58.9	385,900	3	141.29	18.19
25,000 to 50,000	2810	2.9	4.7	22.6	39.9	179,831	4	102.85	17.08
10,000 to 25,000	2530	2.4	4.0	15.7	35.2	131,340	5	107.53	14.93
Under 10,000	1700	2.7	3.3	12.8	28.9	96,929	10	83.92	13.87

TABLE 3: THE RELATIONSHIP BETWEEN MUNICIPAL TAX  
REVENUES FOR CALIFORNIA CITIES IN THE YEAR ENDING  
JUNE 30, 1967, AND URBAN POPULATION SIZE

Average city size in June 30, 1967	Number of cities in size class	Total local tax revenues revenue per person	Cost of police protection per capita
2,779,500	1	\$126.59	\$22.39
713,600	2	234.22	19.93
385,900	3	141.29	18.19
179,831	4	102.85	17.08
131,340	5	107.53	14.93
96,929	10	83.92	13.87

APPENDIX 7

## APPENDIX 7

1. 5 Mile Corporation - PEOPLE FOR THE PRESERVATION AND DEVELOPMENT OF 5 MILE PRAIRIE, formed August, 1971.
2. Ponderosa Community Group - 1971.
3. Little Spokane Community Club - 1955.
4. 7/9 Mile Community Group - 1971.
5. East Valley Property Owners Association - 1972.
6. Dishman Hills Association.
7. Environmental GAP Group, Cheney, Washington.
8. League of Women Voters - Environmental Committee.
9. N. Spokane Home Owners Association - 1971.
10. People interested in Cheney, 1970.
11. Spokane County Landuse Coalition - 1972.
12. Maribou Community Group - 1972.
13. Glenrose Prairie Community Group - 1973.
14. Moran Prairie Community Group - 1973.
15. Hangman Valley Community Group - 1973.

- 
- c. States providing planning and management services to local governments and areawide planning organizations shall obtain from them similar assurance of compliance with equal opportunity requirements and, on a continuing basis as provided in Section 3-16, shall evaluate their performance in fulfilling the conditions of such assurance.
  - d. Comply with Equal Employment Opportunity Requirements. As per HUD's Notice of Grant Award and Guide Form of Contract For Personal Services (see CPA Handbook-II, CPM 6042.1A) each applicant and recipient must take affirmative action for equal employment opportunity.

#### SECTION 5. CITIZEN INVOLVEMENT

##### 4-13. GENERAL POLICY (Requirement).

HUD policy requires citizen involvement in its Comprehensive Planning Assistance Program. This requirement has two objectives: (1) improving their capability to assess and respond to community needs by building increased understanding and cooperation between citizens and local officials; and (2) to insure that those plans, programs and policies are designed to fulfill the needs of the citizens who will be affected by them. HUD will evaluate the responsiveness of grantee's planning using criteria set forth in paragraph 4-15.

##### 4-14. METHODS AND PROCEDURES (Guidelines).

HUD will not prescribe particular techniques for securing citizen participation and involvement, since the effectiveness of such techniques will vary from one grantee and from one planning category to another. The techniques for citizen participation should be identifiable and mutually acceptable to the citizens and the grantee. Whatever the means used to achieve responsive planning, all citizens in the planning jurisdiction should be represented.

##### 4-15. CRITERIA. There are three performance criteria which HUD will use to evaluate the responsiveness of grantee planning, whatever techniques the grantee uses.

- a. Extent of Interaction and Involvement. Meaningful and effective communication works both ways: citizens, in addition to being informed, should be able to respond. They should have the opportunity to help initiate and implement plans, as well as react to proposals.

---

Communication and interaction between citizens and the grantee should be continuous.

- b. Access to the Decision Making Process. The grantee should provide citizens with clear and direct access to the decision making process. Citizens should be involved when goals, objectives, priorities, and policies are formulated. They should help develop methods of communication that are effective in reaching people. Meeting places and times should be widely publicized on a regular basis.
- c. Improving Communication Techniques. Effective communication produces information that is readily available, timely, and easily understood by citizens. All grantee's information pertaining to the activity (except when such information is a breach of public trust) should be available to citizens upon request. Information should be provided on a continuous basis and sufficiently in advance of public decisions to permit a thorough citizen review of the proposals and an opportunity to react. Grantees should relate technical data and other professional material to the average neighborhood resident so that he understands the impact of public programs, available options, and alternative decisions. When the lack of technical resources is a barrier to effective citizen involvement, the planning agency should provide citizens with technical assistance to enable them to make knowledge-decisions.

Examples of communication techniques to help ensure responsive planning informal working sessions: field offices; community advisors; public hearings; advisory committees; and public information programs. All meetings at which plans, programs, policies, and proposals are discussed or formally presented for public reaction should be held at a time and location convenient to the citizens of the planning area. Notice of such meetings should be timely, informative and reasonably calculated to reach all citizens and citizen groups in the planning jurisdiction.

- 4-16. EVALUATION AND REPORTING (Requirement). Assisted agencies shall include a Statement of Citizen Involvement in each Progress Report. This statement must address the criteria set forth in paragraph 4-15, indicating their relationship to the objectives identified in the Overall Program Design.

---

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March 13 '66

# Planned City Growth Called Citizens' Duty

Review

By JOEL REAM  
Spokesman-Review Staff Writer

City expansion by planned public policy — not the "whim" of private developers — was advocated here Friday by the executive vice president of the American Institute of Architects.

"For far too long the public has abdicated its responsibility in directing the pattern of city growth," said William L. Slayton of Washington, D.C.

He told the Spokane convention of the International Association of Shopping Centers that public direction could be channeled through government deciding siting for highways, sewer lines, water pipelines and other public services.

"Now these services follow the developers, creating haphazard urban patterns," Slayton declared.

## Regional Body

From 1961 to 1966 Slayton was commissioner of the Urban Renewal Administration of the Housing and Home Finance Agency and is a former president of Urban America, Inc.

He offered four suggestions which could implement public policy on directing city growth:

1—State legislation to authorize a regional public improvement body which could control land use designations in its area, decide locations for airports, highways, parks and sewer lines.

This "metro" organization, he said, should have authority to acquire land near airports, strips along highways and other acreage to sell to private developers who would use it according to a public plan.

2—Special incentives for private developers, a bonus for those who offer creative development programs and well-designed projects. This, he noted, would require "fine judgment" and is much tougher than zoning plans.

3—A public development corporation which would acquire land, create development programs for it, install roads and utilities and then sell land to private developers who would agree to use it as designated. Slayton suggested this idea as a possible organization to create towns on the edge of cities.

A state development corporation which could muster resources to channel population where it wished, especially into

areas "not now inundated by people." Under this method, the planner claimed, population growth could be encouraged in some areas, discouraged in others. And new "free standing" cities could be created.

## Letters From Readers

# Planning Needs People-Help

Readers are invited to express opinions in letters to the Chronicle. They must be signed, with addresses given. The limit is 150 words, with some exceptions. The Chronicle retains the right to trim letters to conform with the word limitation. Because of volume all cannot be used, but representative letters will be published. None will be returned.

Editor, the Chronicle:

This is an open letter to the Spokane County Commissioners.

We are all conditioned to the myriad problems of growth today. We are bewildered and, sometimes, irritated by the consequences. But to plan for growth intelligently is vital and imperative. Intelligent planning and technically sound implementation of those plans is survival itself.

We are not against growth. We are not against good plans for growth. And, certainly, we should have faith in the commissioners whom we elected. But, as one small community north of the city, we believe strongly in survival. So what do we want?

What we really want is for you, our commissioners, to have faith in us — the people you

serve. We expect this to manifest itself in very positive and material ways. We expect you to ask all of us for help in approving and implementing the whole comprehensive plan.

We expect you to be far-sighted and able to judge the consequences of your decisions in the light of future needs and impending breakthroughs in technology. History or even the present state-of-the-art technology is a poor guide today. Things are changing too fast.

We do not expect you to have a crystal ball. But we do expect you to make every effort to find the knowledge needed to anticipate the near-future developments which could completely change the course of rigid plans. Waste disposal and water recycling, for example.

Neither do we expect you to research all these things yourselves. Today, in our heavily computerized society, the world's technological knowledge is stored on tapes and drums—easily accessible if the right computers are asked the right questions by trained experts.

All we ask for is sincere, solid, one-to-one dialogue between we, the people, and you, the deciders. We don't want to be divided at will into small voiceless groups to appraise and, per-

haps, object to zoning changes which really affect the whole community. The collective impact of these zoning changes already makes it look like we are headed for a high-density multi-family or apartment complex instead of the semi-rural community which the people seem to want.

We want to be brought in on this whole long-range community plan as well as the piecemeal parts. We want to be brought into it in a way that gives us the opportunity to help make the growth as palatable to the entire community as is possible for any growth.

We know the planners believe they are acting upon the best available information as it has been applied to other communities. But we are not "other communities." We have our own personality. Come, feel our pulse. Look realistically at our collective face and learn to recognize us. Talk with us, man-to-man. We are grownups, too.

There is a wealth of knowledge, a wealth of good ideas, a wealth of friendly, cooperative sentiment to be found among us to help you immeasurably making ours a model community. All we need is someone to come to us with a sincere desire to really learn what we have to give.

If this is done there is no question in our minds—that this community can become the true model and inspiration for others to follow — to your own lasting credit.



## Shifting Goals

How many young women graduating from college expect to become full-time housewives within five years of their graduation?

The answer, at least at Stanford University, is fewer than one out of every 25.

According to a 1972 study of the typical female Stanford senior, "she no longer accepts the traditional role which society assigned to her as a member of the female sex. Graduating men and women seniors have now very similar education and occupational aspirations."

This contrasts sharply with the traditional goal of the girl who was sent to college by her parents primarily to obtain a Mrs. degree.

In a related development, government baby-counters have announced that during the first nine months of 1972, American women had fewer children than ever before. In fact they were having children at so low a rate that if continued over a long period, the American population would decline.

In the first nine months of 1971, Americans were having babies at a rate of 2.39 kids for each family. Through September, 1972, the rate had fallen below the "replacement" rate of 2.1 babies per family to the all-time low of 2.08 children per family.

Among causes of this lower rate of motherhood, experts cited the tendency of more women to work, to marry later in life and to postpone having children.

# Population Forecasts for Region Show Considerable Declines

New and considerably lower population forecasts for Eastern Washington counties have been developed by the State Planning and Community Affairs agency because of the wide discrepancies that developed in 1970 between state estimates and the U.S. census count.

Population forecasts are vital to state and local government operations in planning because of effects on school enrollments,

public assistance case loads, street and highway requirements and a variety of other governmental services. In addition, much of the distribution of state revenues to counties, cities and towns is on a per capita basis, and population also is a major factor in estimating tax revenues.

In 1965 the Washington State Census Board, then a part of the Department of Commerce and

Economic Development, prepared an extensive population forecast to 1985 in five-year segments.

Although the estimates showed possible high and medium figures for each five-year period, most of the predictions for counties in Eastern Washington were far off the mark according to the actual 1970 federal census count.

The 1965 prediction of Spo-

kane's population in 1970 was between 318,280 and 339,804. It proved to be 287,487. Estimates for 14 other Eastern Washington counties also were considerably higher than the actual population count. The forecast came closest to hitting the mark in Whitman County, with 37,900 against a forecasted range of 36,000 to 39,900, and Kittitas County, which had 23,039 resi-

dents in 1970 against an estimated range of 22,800 to 23,800.

Now the state census estimators are exercising considerable caution in predicting what the population of Eastern Washington counties will be in 1980. They predict that Spokane County will show a growth of 28,313 in the present decade with a 1980 population of 315,800. That compares with a low of 366,938

forecast in 1965 as Spokane's 1980 population.

### Declines Seen

In fact, the most recent estimates indicate that Okanogan, Lincoln, Columbia, Garfield, Walla Walla and Ferry counties actually will experience population declines between 1970 and 1980, whereas growth in those counties were predicted during this decade when forecasts were made in 1965.

Only Whitman and Adams Counties now are expected to exceed the low forecast for 1980 that was made in 1965. Whitman is expected to have 43,000 residents in 1980, compared with a current 37,900. That would make Whitman County larger than Walla Walla, which the estimators now believe will go from 42,176 to 41,500.

Sunday, Sept. 22, 1974, Spokane, Wash.

## ENERGY WASTE HIT

BELLINGHAM, Wash. (AP)—The Northwest region is locked into a suicidal course of destroying its resources, British Columbia Premier Dave Barrett and Washington Gov. Daniel J. Evans said Saturday.

"Our attitudes toward energy and resources are self-destructive," Barrett told the Symposium on Canadian-American Relations. "Our demands are unsatiable and we have no idea of another life style."

Future generations will be in serious trouble if Northwesterners, "continue wasting natural gas and other resources, and continue with their slovenly land use planning," Barrett said.

Evans said he shared Barrett's philosophy "of what we must do if we are to enter the 21st century with hope instead of despair, and opportunity rather than concern."

Both leaders called for a strict program of conservation. There was no confrontation over the Canadian government's decision to sharply increase the cost of natural gas to American customers.

WOLF VON ECKARDT

## Ruin of Rural Sprawl

WASHINGTON — Having fearfully messed up our cities, we are now rapidly messing up our countryside. No matter how far you drive, it is almost impossible to escape the ugliness of what one writer has called "God's Own Junkyard."

The relentless march of "progress," American style, which litters our country roads and highways with hideous billboards, gas stations, roadside eateries, mobile homes and acres of sloppy parking lots fronting gaudy motels or shabby shopping centers, is, of course, disastrously wasteful.

Rural sprawl, as Mack Maples, chairman of the Alabama Elk River Development Agency, says, "is not good for the land. It's not good for the economy. And it is certainly not good for the people."

The Elk River Development Agency is one of three local organizations in the Lower Elk River Valley of North Alabama and middle Tennessee which is working with the Tennessee Valley Authority to turn rural sprawl into rural prosperity.

The TVA, as most people have forgotten, has ever since its inception 40 years ago, struggled with the problem of combining economic development for people with ecological care for the land. It has largely proven that we can meet man's energy needs without defiling man's habitat, that with concern and planning, we can have growth without cancer.

TVA confirms that government in partnership with people gives us "the capacity to make the scientific and technological advances required to build our new dream world of fresh air, pure water and an undefiled countryside — while at the same time continuing orderly economic opportunities," as President Ford put it the other day in a message read by Interior

Secretary Rogers C.B. Morton at Spokane.

TVA's demonstration consists of a system of well-planned rural villages strategically located in Limestone County, Ala., and Giles and Lincoln counties, Tenn. The first of these villages is now being planned near Elkmont, Ala.

The village will provide such urban services as water, sewer, garbage collection, police and fire protection and buried electric and telephone cables. The man made features, such as streets, private drives, storm drainage and housing are to be designed to blend with the natural terrain. The green belt assures wildlife, cattle grazing, some gardening and all sorts of outdoor recreation.

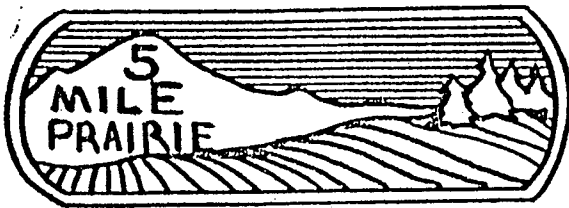
The land, water system and waste management for this first village is to be financed by a combination of appropriations and grants.

The project started with a group of local citizens and community leaders who fear that unplanned growth threatens their land. They asked TVA to help them plan to accommodate the growth so it would benefit rather than destroy the country they love.

TVA's chairman, Aubrey J. Wagner, shares their concern. TVA is, of course, much engrossed in energy problems right now. It has done wonders in expanding the supply of electricity which makes farm life easier and boosts industrial development in the Tennessee Valley.

What good is an easier life in miserable surroundings? Eighty per cent of the TVA region's industrial growth has been in small towns and urban areas.

So Wagner gladly accepted the challenge. In addition to electric power, TVA now also generates the human energy to preserve rural life. (Copyright 1974, WP.)



January 25, 1973

Dear Mr Bolton,

In an effort to document the various ways in which 5 Mile Prairie is being or has been used by the surrounding community, we wish to know the answers to the following questions.

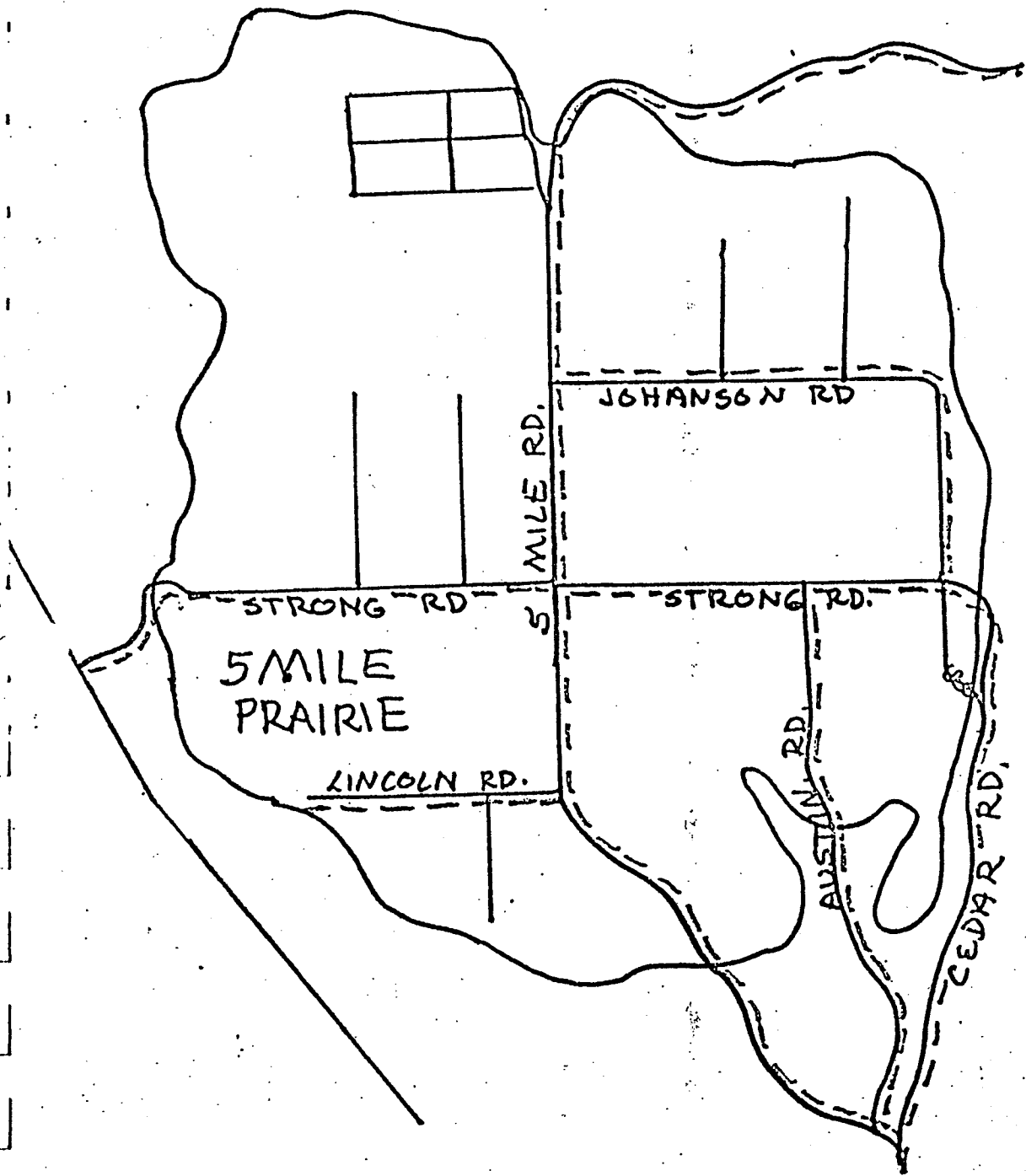
1. Have you or your family ever used; or is 5 Mile Prairie being currently used for any purpose such as;
  - a. Fresh produce picking
  - b. Sunday and/or leisurely drives
  - c. Picnicing
  - d. Hiking
  - e. Horseback riding
  - f. Bicycling
  - g. -----?

2. How often do you use 5 Mile in this manner. *5 times a year or more*
3. How many persons were/are involved. *1 or 2*
4. What value do you place on having an area closeby to persue this activity? *High*

Would you be so kind as to send a letter of reply as soon as possible as we are anxious to complete our documentation. Thank you very much.

Yours truly,  
Bill E. Manderscheid, Chairman  
PLANNING COMMITTEE  
5 Mile Prairie  
Rt. #11, Spokane, 99208

N.



— EXISTING RDS.  
- - - BIKEWAYS AND BRIDAL TRAILS.

S.

