



Whipple Consulting Engineers, Inc.

September 14, 2023

WCE No. 2021-3109

City of Spokane  
808 W. Spokane Falls Boulevard  
Spokane WA, 99201

Attn: Melissa Owen, Associate Planner

**Re: Response to Determination of Incompleteness  
Beard Addition – A Residential Subdivision and PUD**

Dear Ms. Owen:

This letter is to confirm receipt and respond to the determination of incompleteness for the Beard Addition Preliminary Long Plat and PUD, City of Spokane file number Z23-190PPUD. For clarity, City of Spokane and agency comments are listed below and in italic type, and our responses are in roman type (upright).

*Planning:*

*Corrections Required.*

*The following comments are required to be address prior to deeming the application Technically Complete.*

- 1. How is the access easement under AFN 9602140328 proposed to be removed: Is there a timeline removal? Please note that if a title report includes this easement the easement will need to be shown on the plat maps.*

**WCE Response:** The applicant and property owner are working on the vacation of the onsite access easement with their attorneys, this will be removed prior to final plat.

- 2. Is there a particular reason for creating tracts A1 and A2?*

**WCE Response:** Tract A1 is the location of the future mitigated onsite wetland, whereas tract A2 is the future wetland buffer. The tracts have been separated to identify the location of the wetland buffer for distribution of open space. Based on ongoing conversations, additional tracts may be added as design progresses, and most likely will be variable until acceptance by the Washington State Department of Ecology.

- 3. Please update map to remove notes that Wetland Mitigation is proposed under a separate permit. The type III Wetland Modification CUP is being processed with the PUD Plat application under Z23-190PPUD as a combine application.*

**WCE Response:** The preliminary plat has been updated to remove the note that wetland mitigation is proposed under a separate permit.

- 4. The City's wetland code limits trail width to a 5 ft-wide pervious trail with only minor crossings and with minimum impacts. Additionally, the trail may only be in the outer 25% of*

*the wetland buffer. Currently the trail proposed is too wide and encroaches past the out 25% of the proposed modified buffer. Please update maps to meet these requirements. See 17E070.110(G.1.).*

**WCE Response:** The preliminary plat has been updated with a 5-foot-wide pervious trail; however, a small section of the trail is proposed to be impervious and is proposed to have a viewing station for inclusivity to provide ADA accessibility.

- a. *Please also see wetland buffer comments from Ecology and Washington Department of Fish and Wildlife (WDFW). I would be happy to attend a site visit with the other agencies and/or assist in scheduling a site visit.*

**WCE Response:** The wetland buffer comments have been addressed, please see the attached coordination with the Department of Ecology. This project may have future consultations with the Washington State Department of Fish and Wildlife, after wetland modifications and re-review.

5. *Please clarify how the outdoor space is being calculated. Constrained land associated with the wetland and wetland buffer may not exceed 50% of the total required common space under the PUD code (common space required is at least 10% of the gross project area). Please provide detail about the sq. ft. of wetland constrained land and that which is not constrained for the purpose of verifying the required common outdoor space requirements under the PUD code. See 17G.070.030(E).*

**WCE Response:** Please see the letter from WCE dated 3/29/2023, we believe this letter codifies and clarifies these issues.

6. *It appears that there are two existing structures on Parcel Number 25263.0051 addressed as 3929 W Grandview Rd. The survey maps include only one structure (appears to be largest of the structures). Please clarify. Please also submit any additional information about the structures including size and date of construction pursuant to 17G.070.200(C.2.d). Please note the following:*

**WCE Response:** The site only contains one structure. The smaller structure collapsed at an unknown date and is currently a pile of wooden debris on site. Regardless of the state of the structures, both will be removed.

- a. *Any existing accessory structures will need to be removed prior to final plat or a cash bond placed for the demolition and removal of all debris as an alternative to demolition.*

**WCE Response:** All existing accessory structures will be removed prior to final plat, including the collapsed well.

- b. *Any structures on the property proposed for demolition that are over 200 sq. ft. in size will required a separate demolition permit and compliance with Spokane Regional Clean Air Agency requirements. For structures under 200 sq. ft., please work with Spokane Regional Clean Air to following their process.*

**WCE Response:** The existing residence will require a separate demolition permit.

7. *Please clarify that Pedestrian Connections shown on the preliminary PUD Plat maps and proposed to address connectivity requirements under the SMC through tracts B, C, and into*

*A2, etc. are intended to be paved and a minimum 5' wide (outside of the wetland and wetland buffer area). This minimum requirement is also noted as a condition of approval for this preliminary PUD Plat.*

**WCE Response:** Pedestrian connections through tracts B and C have been updated to indicate paved pedestrian access.

*Items to be addressed prior to final plat approval (authorization to print, sign, record).*

8. *Vicinity map – please use only black and white on your maps including vicinity map and produce the vicinity map on the final plat map at a scale where street names are legible to avoid issued with recording at the County.*

**WCE Response:** The final plat map will be in black and white with a scale wherein street names are legible for recording purposes.

9. *Pursuant to 17G.070.030, the common open space designated to meet common open space requirements for the proposed PUD shall be permanently maintained by and conveyed to a homeowners' or property owners' association as regulated by state law. This will be included as a condition of approval for the PUD Plat.*

**WCE Response:** All common open space designated to meet common open space requirements will be maintained by and conveyed to a homeowner's or property owner's association.

10. *The landscape plan will be reviewed and approved as part of the final plat process. Street trees will need to be added to lots within the PUD that have frontage along 21st Avenue.*

**WCE Response:** The landscape plan will be submitted as part of the final platting process.

11. *The SMC does not specifically identify that driveway coverage limits may be modified under the PUD process. A separate engineering design variance would be required through engineering in the development services center. Engineering will be providing additional comment on the driveway width component of the application. Because the PUD code identifies that driveways should not be the dominant feature along the street frontage (17G.070.135.B.4 and 17G.070.140.B.4), planning would like to see additional landscaping including trees or other plantings in front yards to address this concern.*

**WCE Response:** We acknowledge staff's comments; however, code does not preclude wider driveways beyond the 40%. Per SMC 17G.070.010(A)(1), the PUD is designed to allowed for greater flexibility in how the land is designed and prepared. If the Hearing Examiner requires a variance for driveway width, WCE will complete one.

#### *General Comments.*

*The following comments are general in nature and intended to provide guidance during the preliminary and final platting process.*

12. *Depending on the timing of the alteration to the Westridge Addition PUD, the legal descriptions for parcel included in this application may change. This will be reviewed as the PUD Plant and CUP application progresses through this application and approval process.*

**WCE Response:** This comment is noted and revisions will be implemented as necessary.

13. *The final PUD/Plat will be reviewed for compliance with 17G.080.040 subsections F, G, and H regarding final plat procedures, map requirements, and filing of the final plat. Please also see 17G.080.050 (subsection G, H, I) for final subdivision procedure, map requirements, and filing.*

**WCE Response:** This comment will be addressed during the final platting process.

14. *Some of the lot dimensions are covered over by other text on the preliminary maps. No request for modification from the residential single family (RSF) lot size or dimensions has been requested as part of this PUD Plat application. All lots will be review for compliance with lot size and dimensional standards as this application progresses through preliminary and final plat consistent with table SMC 17C.110-3.*

**WCE Response:** This comment is noted, lot dimensions have been moved to better illustrate the lot sizes and avoid covering up information.

15. *Required setbacks from wetland buffers will be evaluated throughout the platting process and confirmed at the time of building permit. Consistent with 17E.070.110(H) structures are generally prohibited with some exceptions. The basic setbacks standard is 10' from the wetland buffer. This will be a condition of approval for this PUD/Plat.*

**WCE Response:** Please see the revised plans based on comments received from the Washington State Department of Ecology. We will request a deviation from SMC 17E.070.110(H) for accessory buildings.

16. *Phasing - phasing is not proposed by the applicant; however, should phasing become necessary or desired, please note that phasing must meet the requirements found in 17G.080.050(F) – Phasing.*

**WCE Response:** At this time we do not anticipate any phasing; however, phasing may become necessary and at such time a phasing plan consistent with SMC 17G.080.050(F) will be completed.

17. *As noted in the preliminary comments provided to the applicant prior to formal submittal of for this combine type III PUD Plat and Wetland Modification CUP, and consistent with SMC 17G.070.030 (C.3.a.i.), the front and rear yard setbacks of all lots within 80' of the perimeter of the project shall be the same as that required by the base zone. Compliance with this requirement will be reviewed as the project moves forward and will be included as a condition of approval for the PUD Plat.*

**WCE Response:** This comment is noted, setbacks regarding structures within 80' of the perimeter of the project will be the same as those required within the base zone.

18. *Pursuant to 17G.070.030 (C.7) perimeter fencing for PUDs are permitted except the maximum height of fencing along a street frontage of the PUD development may not exceed 42" in height. When a fence is along a street frontage, usable pedestrian access shall be provided and spaced a minimum of one every three hundred feet. Compliance with this section of code will be a condition of approval for the PUD/Plat.*

**WCE Response:** This comment is noted. At this time the developer does not have plans for perimeter fencing; however, if desired at a later date, the project will follow the height restriction of 42" for street frontage.

19. *Please note that the city offers benefits for retaining mature trees/tree stands. Please reach out to Urban forestry at 509-363-5495 for more information about the tree retention program. See also SMC 17C.200.150. Retention of mature tree stands could assist you in meeting requirement/presumption under 17G.070.120(A.5.).*

**WCE Response:** At this time it should be expected that all trees will be removed from the site, except for the trees within the undisturbed wetland tract areas.

20. *Please note that we recommend that you submit your final plat maps and landscape plan with engineering plans for street and utility improvements in order that plans be reviewed for any conflicts.*

**WCE Response:** WCE plans to submit final plat, landscape plan and engineering plans simultaneously.

21. *In response to Engineering and ICM Comments regarding the limited number of units that can be constructed prior to water booster station improvements and their departmental requests for a phasing plan, planning recommends submitting a phase plan for review and general consideration during the preliminary plat process versus at final PUD Plat to ensure that phasing meets phasing requirements under the SMC (17G.080.050 and 17G.070.200). Should a master phasing plan not be included in the preliminary application process, a master phasing plan can be provided prior as part of the final PUD/Plat process consistent with the SMC.*

**WCE Response:** At the present time, options such as an updated booster or individual boosters, a reservoir, or basin change from highland to SIA options are being considered. Please note that currently the issues are related to residential delivery and not to fire, as fire rate, pressures and volume are adequate.

#### *Conditions of Approval*

22. *Front and rear yard setbacks of all lots within 80' of the perimeter of the project shall be the same as that required by the base zone pursuant to SMC 17G.070.030 (C.3.a.i) – Planned Unit Developments, setbacks, front and rear yard setbacks.*

**WCE Response:** Front and rear yard setbacks within 80' of the perimeter of the project will be the same as the base zone.

23. *Perimeter fencing for the PUD is permitted except the maximum height of fencing along a street frontage of the PUD development may not exceed 42" in height: When a fence is along a street frontage, usable pedestrian access shall be provided and spaced a minimum of one every three hundred feet. Compliance with this section of code will be a condition of approval for the PUD/Plat pursuant 17G.070.030 (C.7)*

**WCE Response:** This comment is noted. At this time the developer does not have plans for perimeter fencing; however, if desired at a later date, the project will follow the height restriction of 42" for street frontage.

24. Pursuant to 17G.070.030, common open space for the proposed PUD shall be permanently maintained by and conveyed to a homeowners' or property owners' association as regulated by state law.

**WCE Response:** This comment is noted, a Homeowner's Association with CC&R's will be established at time of final plat.

25. Consistent with 17E.070.110(H) structures are generally prohibited in the wetland buffer with limited exception outlined in the SMC.

**WCE Response:** This comment is noted. At this time, no structures are proposed that would be in the remaining buffer. Please see the mitigation plan.

26. The SMC places limitation on use of wetland and wetland buffers for stormwater treatment. Please see 17E.070.110(G.2) and 17E.070.120(3). Compliance with aforementioned code sections will be verified at time of engineering plan review.

**WCE Response:** This comment is noted. As stated previously, there will be a pervious trail path; however, a small section of the trail is proposed to be impervious and is proposed to have a viewing station for inclusivity.

27. Pedestrian Connections shown on the preliminary PUD Plat maps and proposed to address connectivity requirements under the SMC through tracts B, C, and into A2, etc. are required to be paved and a minimum of 5' wide (outside of the wetland and wetland buffer area pavement is permitted).

**WCE Response:** The path on tracts B and C may be paved and 5' wide where permitted and required. Please see the attached Sheet ~~PP12~~. PP11.

28. This Beard Addition plat is dependent on 21st Ave improvements and infrastructure plans approved under City Project Numbers 2022554-2022557 as noted by engineering below. Based upon engineering comment no. 36, the following conditions of approval for the preliminary PUD/Plat have been included by planning:

a. If 21st is not improved via the Alteration to Westridge Plat, these same improvements (Project numbers 2022554-2022557) must be built via the Beard Addition Plat.

**WCE Response:** 21<sup>st</sup> is planned to be improved via the Alteration to Westridge Plat; however, if it is not improved, it will be improved with the Beard Addition PUD.

b. This plat is dependent on the Alteration to Westridge Plat dedicating parcels 25263.2809 and 25263.3003 as public right-of-way. The Beard Addition Final Plat cannot be finalized until adequate public right of way is dedicated to connect this plat to 21st Ave.

**WCE Response:** This project will not be finalized until adequate right of way is dedicated to connect Beard Addition to 21<sup>st</sup> Avenue.

*Dedications to be added to the “final” PUD Plat Dedication Page.*

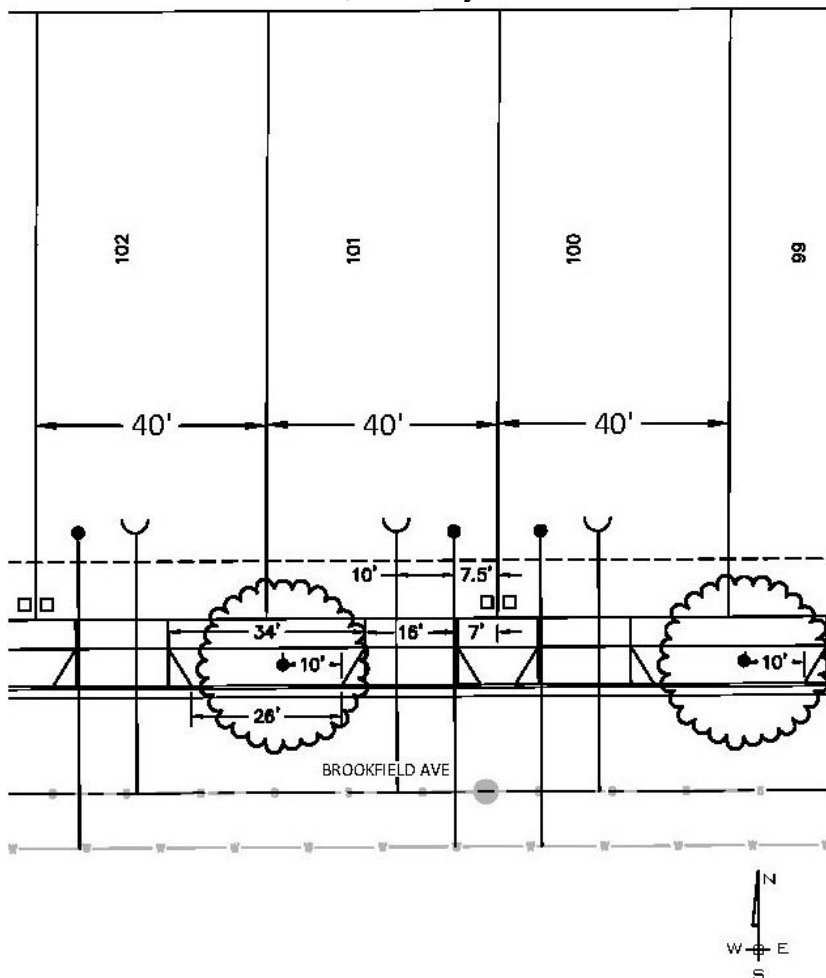
29. Please add the following language to the dedication page for the PUD Plat:

- a. *“If any archaeological resources, including sites, objects, structures, artifacts, and/or implements, are discovered on the project site, all construction and/or site disturbing activities shall cease until appropriate authorities, agencies, and/or entities have been notified in accordance with Chapters 27.44 and 27.53 RCW.”*

**WCE Response:** This comment is noted; however, it should be noted that the Cultural Resource Survey for the project found no artifacts onsite, and an inadvertent discovery plan is appropriate moving forward.

- b. *Street trees are required. Compliance will be verified at time of certificate of occupancy for each new home consistent with the development’s approved landscape plan.*

**WCE Response:** This comment is noted; however, it should be noted that a 40’ lot with utilities can only support one tree on every other lot. Below is a diagram identifying the location of utilities, driveways and the street trees.



Engineering – Development Services Center (DSC)

Corrections Required.

The following items must be addressed prior to approval of the preliminary plat:

30. *Please revise the proposed street names to better align with the City of Spokane Roadway and Naming standards outlined in Section 17D.050A of the municipal code.*

**WCE Response:** The proposed Westridge Road has been revised to Snowcrest Street.

31. *Please change Westridge Ln to a different name following City naming standards.*

**WCE Response:** Westridge Lane has been changed to Snowcrest Street.

32. *The Ln suffix must be replaced with St. or Rd. as these are going to be public streets.*

**WCE Response:** This comment is noted, future internal streets will be addressed as either street, road or avenue depending on alignment.

*General Comments.*

33. *Any transportation impacts will be addressed by others.*

*Note from M. Owen: transportation impact fees are found under SMC 17D.075. Any questions about impact fees may be directed to Inga Note at 509- 625-6331.*

**WCE Response:** WCE currently has no questions regarding impact fees.

34. *plans for public street, sewer, water, and stormwater systems must be designed by a Professional Engineer, licensed in the State of Washington, and submitted to Development Services for review and acceptance prior to construction.*

**WCE Response:** Plans for public street, sewer, water and stormwater systems will be designed by a professional engineer licensed in the State of Washington and will be submitted to development services for review and acceptance prior to construction.

35. *The developer will be responsible for all costs associated with design and construction of sanitary sewer, stormwater, water, and street improvements necessary to serve the proposed plat.*

**WCE Response:** This comment will be addressed in the construction phase.

36. *Infrastructure plans for water, sewer, street, and stormwater improvements have been approved for the construction of 21st Avenue between Grandview Ave and H St. in association with the Alteration to Westridge Plat. This Beard Addition plat is dependent on these 21st Ave improvements. Infrastructure plans were approved under City Project Numbers 2022554-2022557.*

**WCE Response:** Infrastructure plans for this project depend on the 21<sup>st</sup> Avenue improvements. As noted, we will wait until those plans for 21<sup>st</sup> Avenue are construction prior to final platting Beard Addition.

a. *If 21st is not improved via the Alteration to Westridge Plat, these same improvements (Project numbers 2022554-2022557) must be built via the Beard Addition Plat.*

**WCE Response:** If 21<sup>st</sup> is not improved via the Alteration to Westridge Plat, those improvements will be built with the Beard Addition Plat.



- b. *This plat is dependent on the Alteration to Westridge Plat dedicating parcels 25263.2809 and 25263.3003 as public right-of-way. The Beard Addition Final Plat cannot be finalized until adequate public right of way is dedicated to connect this plat to 21st Ave.*

**WCE Response:** This comment is noted, the owners are working with the city on dedication of these areas.

37. *All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 “Stormwater Facilities”, the Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and, per the Project Engineer’s recommendations, based on the drainage plan accepted for the final plat. Pre-development flow of any off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to development of the plat, based on a 50-year design storm. An escape route for a 100-year design storm must be provided.*

**WCE Response:** This comment is noted, at this time and due to the development to the east which blocked the overland route, and while an overland route has been determined, it is generally unusable; therefore, the water budget (evaporation) with limited infiltration is expected.

- a. *It is noted that stormwater is proposed to be discharged in areas with wetlands located within the project area. Any wetlands and/or buffer zone modifications required due to stormwater impacts and/or any other development impacts must be completed in accordance with City regulations and standards and the work must be inspected and approved by the City prior to the City Engineer signing a final plat for any phase of the proposed development.*

**WCE Response:** It should be noted that as allowed by the wetland biologist in order to maintain wetland hydrology, stormwater treatment may occur in the outer 25% of the wetland buffer adjacent to the path.

- b. *No building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC 17D.060 “Stormwater Facilities”, the Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and the Project Engineer’s recommendations, based on the drainage plan accepted for the final plat, have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to Engineering Services – Development Services for review and acceptance prior to issuance of a building permit.*

**WCE Response:** This comment will be addressed prior to issuance of building permit.

- c. *Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.*

**WCE Response:** A grading and drainage plan will be submitted to Development Services for review and acceptance prior to construction.

- d. *An erosion / sediment control plan, detailing how dust and runoff will be handled during and after construction, shall be submitted to Development Services for review and acceptance prior to construction.*

**WCE Response:** A SWPPP will be submitted to Development Services for review and acceptance prior to construction.

- e. *If drywells are utilized, they will be tested to ensure design infiltration rates are met. A minimum factor of safety of 2 (two) will be required. In accordance with State Law, existing and proposed Underground Injection Control structures need to be registered with the Washington State Department of Ecology. Proof of registration must be provided prior to plan acceptance.*

**WCE Response:** This comment is noted; however, it is WCE's understanding that drywell testing is not a requirement within the City of Spokane. If drywell testing will be required, it should be noted in the conditions of approval. At this time, the preliminary plat proposes a water budget with limited infiltration as the proposed method of treatment and disposal per SRSRM requirements.

- f. *The developer will be responsible for all costs associated with constructing storm water improvements necessary to serve the proposed plat.*

**WCE Response:** This comment is noted; however, if determined to be an area-wide or C.I.P. improvement, GFC waivers may be requested.

38. *There is an existing 12" cast iron water main in Grandview Ave and an existing 12" ductile iron water main in 21st Avenue just east of "H" Street right of way that may provide service to this plat. The project site is located in the Highland Pressure Zone. Current water demands in this pressure zone are challenging the City's ability to supply water in accordance with engineering standards and regulations for capacity and fire flow. A water demand of approximately 34 Equivalent Residential Units (ERUs) is available for new development at this time. After these ERU's have been allocated, additional booster capacity is needed to supply water to the Highland Reservoir prior to additional ERU's being allocated. Booster capacity improvements for this pressure zone are scheduled for 2025 and an additional water tank is scheduled for construction in 2028.*

**WCE Response:** A water model has been prepared and the applicant is working with the City of Spokane on an amicable solution.

- a. *The developer will be responsible for all costs associated with design and construction of water improvements necessary to serve the proposed plat.*

**WCE Response:** This comment will be addressed during the construction phase.

- b. *The water system shall be designed and constructed in accordance with City standards. A pressure of 45 psi minimum at the property line is required for service connections supplying domestic flows. Pressures shall not drop below 20 psi at any point in the system during a fire situation. Pressures over 80 psi will require that pressure reducing valves be installed at developer expense.*

**WCE Response:** This comment will be addressed during construction of water utilities.

- c. *An electronic version (pdf) of an overall water plan and hydraulic analysis must be submitted to Development Services for review and concurrence. The hydraulic analysis must include supporting calculations for domestic and fire flows.*

**WCE Response:** This comment is noted, a hydraulic analysis was submitted to the City of Spokane on April 18, 2023. The project and the water department are continuing to discuss options for service

- d. *In addition to the hydraulic analysis, construction plans shall be submitted to Development Services for review and acceptance. The water system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.*

**WCE Response:** This comment is noted, a hydraulic analysis was submitted to the City of Spokane on April 18, 2023. The project and the water department are continuing to discuss options for service.

39. *There is an existing 8" PVC sanitary sewer main in 21st Avenue at the "H" Street right of way intersection that may provide service to this plat.*

**WCE Response:** This comment is noted and the development plans to connect to the existing 8" PVC sanitary sewer main in 21<sup>st</sup> Avenue once extended via the Alteration to the Westridge Plat.

- a. *The developer will be responsible for all costs associated with design and construction of sanitary sewer improvements necessary to serve the proposed plat.*

**WCE Response:** This comment will be addressed in the utility construction phase.

- b. *The sanitary sewer system shall be designed and constructed in accordance with City standards.*

**WCE Response:** This comment will be addressed during the construction phase for utilities.

- c. *Construction plans shall be submitted to Development Services for review and acceptance. The sanitary sewer system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.*

**WCE Response:** Construction plans will be sent to Development Services for review and acceptance.

40. *Public streets, including paving, curb, sidewalk, signs, storm drainage structures/facilities, and swales/planting strips necessary to serve the proposed plat, shall be designed and constructed in accordance with City standards. Sidewalks shall serve each lot.*

**WCE Response:** Public streets including paving, curb, sidewalk, signs, storm drainage structures or utilities, and swales or planting strips will be designed and constructed in accordance with City of Spokane standards to serve each proposed lot.

- a. *Signing and striping plans, where appropriate, shall be included as part of the design submittal.*

**WCE Response:** Signing and striping plans will be included as part of design submittal where appropriate.

- b. *Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.*

**WCE Response:** This comment is noted. A geotechnical evaluation and boring/blasting analysis has been performed and will be made available as necessary.

- c. *Any grades exceeding 8% must be shown on the preliminary plat.*

**WCE Response:** There are no street grades greater than 8%.

- d. *Garages shall be a minimum of 20 feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.*

**WCE Response:** Garages will be set back 20 feet from back of sidewalk.

- e. *All parking areas and driveways shall be hard surfaced. In accordance with the City of Spokane Municipal Code, Section 17H.010.220, the total nominal width of all driveways on a street for any one ownership shall not exceed forty percent of the frontage. An engineering design variance must be approved in order to allow larger approach widths. The application for the design variance must be accompanied by supporting information detailing why the 40% frontage requirement cannot be met.*

**WCE Response:** The maximum driveway width of 40% of the frontage is a PUD element that the project is applying for an alteration to. A 40' lot would only allow for 16 feet of frontage at 40%. The proposed residences will have 2-car garages with a width of 20 feet; therefore, we would like to proceed with modifying the maximum driveway width for the proposed homesites as a PUD element.

- f. *All street identification and traffic control signs required, due to this project, shall be installed by the developer at the time street improvements are being constructed. They shall be installed and inspected to the satisfaction of the City's Construction Management Office in accordance with City standards prior to the occupancy of any structures within the plat.*

**WCE Response:** This comment will be addressed prior to certificate of occupancy.

- g. *The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.*

**WCE Response:** This comment will be addressed during street construction.

*The following comments must be addressed prior to approval of the final plat:*

41. *Need phasing plan for final plat. No more than 34 units can be final platted until additional water booster capacity improvements for this pressure zone (Highland) have been constructed, accepted by the City, and are operational.*

**WCE Response:** This comment is under review with continuing consultation with the City of Spokane.

42. *Addresses must be shown on the final plat. Address permits can be applied for at the City of Spokane permit center, or by emailing a request to [addressing@spokanecity.org](mailto:addressing@spokanecity.org), or by calling (509) 625-6999.*

*Note from M. Owen: Address fees for 119 lots have been assessed and paid for under Z23-190PPUD.*

**WCE Response:** Addresses will be shown on the final plat.

43. *Lot plans, following the criteria outlined in the Spokane Regional Stormwater Manual Appendix 3C, must be submitted for review.*

**WCE Response:** Lot plans will follow the criteria of the SRSM and will be submitted for review.

44. *Applicable dedicatory statements must be added to the final plat dedication detailing who the tracts are being dedicated to and for what purpose. A Homeowner's Association must be established for the maintenance of all shared private facilities within the plat. Final plat dedication must reference the recording information of the document establishing the HOA.*

**WCE Response:** Applicable dedicatory statements detailing the ownership of tracts will be added to the final plat dedication.

45. *The City of Spokane will be responsible for the maintenance of the storm lines in the street. The HOA will be responsible the maintenance of all tracts and stormwater facilities located on tracts as well as pipes connecting tracts to the City's storm lines in the streets.*

**WCE Response:** The HOA will be responsible for maintenance of all tracts and stormwater facilities located for said tracts, as well as pipes connecting tracts to the City of Spokane's storm lines in the streets.

46. *All easements, both public and private, must be shown or referenced on the final plat. There are several easements showing in the title report that must be referenced on the final plat. If blanket in nature, the easement must be referenced in a Surveyor's Note.*

**WCE Response:** All public and private easements will be shown or referenced on the final plat.

47. *Engineered construction plans for public street, sewer, water, and storm water systems must be approved for construction and the improvements must be completed prior to plat finalization. Street and storm improvements may be bonded for, however, all water and sewer improvements must be installed and accepted for service prior to plat finalization.*

**WCE Response:** This comment will be addressed at time of construction plan submittal.

48. *Centerline monuments must be shown on the street improvement plans and must be installed at the locations outlined in Section 3.7-13 of the Design Standards.*

**WCE Response:** Centerline improvements will be shown on street improvement plans.

49. *This project is located in the Highland Pressure Zone which has pumping capacity and storage concerns. An electronic copy of an overall water plan and hydraulic analysis must be submitted to Development Services for review and concurrence. The hydraulic analysis*

*must include supporting calculations for domestic and fire flows in accordance with City standards and regulations.*

**WCE Response:** This comment is noted, a hydraulic analysis was submitted to the City of Spokane on April 18, 2023. The project and the water department are continuing to discuss options for service. We continue to work with the City of Spokane on their water deficiencies.

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

50. *Ten-foot utility and drainage easements, as shown hereon the described plat, are hereby dedicated to the City and its permittees for the construction, reconstruction, maintenance, protection, inspections and operation of their respective facilities together with the right to prohibit structures that may interfere with the construction, reconstruction, reliability and safe operation of the same.*

**WCE Response:** This comment will be addressed at time of final plat.

51. *Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to and accepted by Development Services prior to the issuance of any building and/or grading permits.*

**WCE Response:** This comment will be addressed at time of final plat.

52. *Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private water system complying with the requirements of Development Services and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.*

**WCE Response:** This comment will be addressed at time of final plat.

53. *The City of Spokane does not accept the responsibility of maintaining the stormwater drainage facilities on private property nor the responsibility for any damage whatsoever, including, but not limited to, inverse condemnation to any properties due to deficient construction and/or maintenance of stormwater drainage easements on private property.*

**WCE Response:** This comment will be addressed at time of final plat.

54. *All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Storm water Facilities", the Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and, per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat. Pre-development flow of off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to development of the plat, based on a 50-year design storm. An escape route for a 100-year design storm shall be provided.*

**WCE Response:** Please see the previous comments related to stormwater.

55. *No building permit shall be issued for any lot in this plat until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC 17.060 "Stormwater Facilities", the Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and the Project Engineer's recommendations, based on the drainage plan accepted for this final plat, have been complied with. A surface drainage plan shall be*

*prepared for each lot and shall be submitted to Developer Services for review and acceptance prior to issuance of a building permit.*

**WCE Response:** This comment will be addressed at time of final plat.

56. *Slope easements for cut and fill, as deemed necessary by Development Services in accordance with City Design Standards, are granted along all public right of ways.*

**WCE Response:** This comment is noted, easements will be placed at time of final design and platting.

57. *Only City water and sanitary sewer systems shall serve the plat; The use of individual on-site sanitary waste disposal systems and private wells is prohibited.*

**WCE Response:** This comment will be addressed at time of final plat.

58. *All public improvements (street, sewer, storm sewer, and water) shall be constructed to City standards prior to the occupancy of any structures served by said improvements.*

**WCE Response:** This comment will be addressed at time of final plat.

59. *No building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer has been provided showing that sanitary sewer and water improvements, constructed to City standards, have been provided to the lot in question.*

**WCE Response:** This comment will be addressed at time of final plat.

60. *The development of any structures in this plat is subject to review of a geotechnical evaluation for foundation design to determine suitability and effects from stormwater and/or subsurface runoff. The geotechnical evaluation is required to be performed for each lot with structures and submitted for review and concurrence to the Development Services Center prior to issuance of a building permit.*

**WCE Response:** Please provide a citation of where the building code or SMC requires a geotechnical evaluation of every lot prior to building permit, if not, a comprehensive geotechnical evaluation for the entire site with conditions for blocks of lots will be provided.

61. *With respect to any increased stormwater flows accruing as a result of any development, each property owner, on its own behalf and the behalf of its successors in interest, fully accepts without reservation, the obligation to obstruct and artificially contain and collect all natural or artificially generated or enhanced drainage flows across or upon said owner's property. The purpose of this requirement is to avoid causing or potentially contributing to flooding, erosion or stormwater loads on other private or public properties and the public sewer system.*

**WCE Response:** This comment does not seem to be consistent with SRSM requirements. If there is a separate requirement, please provide guidance from the SMC.

62. *Each property owner, on its own behalf and the behalf of its successors in interest, acknowledges and accepts full responsibility to maintain drainage facilities within all drainage easements, and to maintain and protect any on-site stormwater control facilities. Under no circumstances does the City of Spokane, its officers or agents, accept any*

*responsibility to maintain on-site stormwater control facilities, drainage courses or drainage pipes on private lots within this development or otherwise within drainage easements or flood plain areas.*

**WCE Response:** As a PUD with an HOA and CC&Rs, this comment is noted.

63. *The City of Spokane is not a guarantor of public improvements with respect to protection of property from flooding or damage from stormwater, excessive groundwater levels, soil erosion, movement, or related risks. Property owners, acting on their own behalf and the behalf of their successors in interest and assigns, forever waive any claim for loss, liability, or damage to people or property because of stormwater or drainage problems and related risks against any governmental entity arising from platting or permit approvals, or the construction and maintenance of public facilities and public property within the plat or subdivision. This waiver is intended to include application to the City of Spokane, its officers and agents, and includes any claims for loss or for damage to lands or property adjacent to or otherwise affected by any street or public way or easement by the established construction, design and maintenance of said streets or public ways or easements, including the construction, drainage and maintenance of said streets, not by way of limitation. Property owners, on their own behalf and the behalf of their successors and assigns, further stipulate and agree that this waiver decreases property value in an amount at least equal to one dollar or more and intend and agree that it run with the land.*

**WCE Response:** This comment does not seem to be consistent with SRSRM requirements. If there is a separate requirement, please provide guidance from the SMC.

64. *All street identification and traffic control signs required by this project will be the responsibility of the developer per SMC 17G.080.070.*

**WCE Response:** This comment will be addressed at time of final plat.

65. *All parking areas and driveways shall be hard surfaced. All new or modified driveway locations will need to be reviewed and approved prior to construction.*

**WCE Response:** This comment will be addressed at time of final plat.

#### *Integrated Capital Management (ICM) – Traffic Planning Revisions Required*

*The following correction is required prior to deeming the application technically complete.*

66. *Add a street stub west to parcel 25263.1908 to facilitate future street and utility connections if that area is subdivided.*

*Note from M. Owen: this revision request is consistent with: SMC 17G.070.145 PUD Circulation, SMC 17G.080.070 Subdivision Design Standards, Chapter 17G.010, Street Development Standards (17E.010.030, Street Layout Design).*

**WCE Response:** A street stub to the west has been added.

*The following SEPA Mitigation and conditions of Plat Approval were provided by Inga Note via email on 06/06/2023.*

#### *SEPA Mitigation*

67. *The applicant shall construct sidewalk on the south side of Grandview Avenue from Garden Springs Road to 21st Avenue to provide a walking route for students to reach the school bus*



*route on Garden Springs Road. The sidewalk shall be built concurrent with 21st Avenue or the first phase of street improvements within the Beard Addition PUD. The City has determined that the improvements qualify as public facilities for purposes of SMC 17D.075.070 and will otherwise serve the goals and objectives of the City's capital facilities plan and anticipates that the improvements will qualify for a credit against transportation impact fees under SMC 17D.075.070. Upon completion of the improvements, the applicant may apply for a credit pursuant to the process set forth in SMC 17D.075.070.*

**WCE Response:** This comment is noted, additionally, the applicant understands that traffic impact fees will be paid at time of building fees.

*Conditions of Approval*

68. *21st Avenue must be fully constructed and open to traffic between Grandview Avenue and the existing endpoint of 21st Avenue prior to issuance of any building permits within the PUD.*

**WCE Response:** Prior to issuance of any building permits within the PUD, 21<sup>st</sup> Avenue will be constructed and open to traffic between Grandview Avenue and the existing endpoint of 21<sup>st</sup> Avenue.

*WA State Dept. of Transportation:*

*Per a follow-up email from Greg Figg on June 5th, 2023, no additional comments to provide beyond those provided on 05/18/2023.*

*The following comments need to be addressed prior to deeming the application technically complete.*

69. *The future intersection improvement at 16th/US 195 identified in the trip letter is not part of the City impact fee project list nor has a developer moved forward to fund these improvements. This improvement should not be regarded as being in place as indicated in the trip letter. Further study is needed to analyze this intersection without and with the improvements in place. This improvement is necessary to ensure intersection level of service is not further degraded and additional vehicles are not added to the US 195 and I-90 eastbound on ramp which has operational difficulties.*

**WCE Response:** It is WCE's understanding that currently the developers William Nascimento and George Paras have agreed to construct the improvement at 16<sup>th</sup> and US 195; therefore, we ask that this condition be removed.

70. *The intersection of Rustle Street and the westbound I-90 off ramp will be impacted by 80 AM Peak Hour Trips and 111 PM Peak Hour Trips from this project. This intersection is a stop-controlled intersection with the off-ramp having the stop sign. Further study of the intersection is necessary to ensure that acceptable LOS can be maintained with the projected volumes*

**WCE Response:** WCE does not see the concern for this intersection as it was reviewed in a recent Abbott Road CPA planning level Traffic Impact Study (approved by WSDOT). Within the study, the existing LOS was determined to be LOS A and LOS B in the AM and PM Peak Hours respectively. The study analyzed the intersection in the year 2045 and anticipated a LOS B for both AM and PM Peak Hours. Given the 23 years of growth applied to the intersection volumes by inspection we see no need to study an

intersection that is performing as it should; therefore, we ask that this condition be removed.

*City of Spokane Treasury:*

- *No LIDS per treasury review by Chris Johnson (email dated 05/05/2023)*

**WCE Response:** This comment is noted.

*City of Spokane Streets:*

- *The Street Department has reviewed the document(s) and has no comments at this time. The attached document is a request for separate signing and striping drawing(s) with landscaping at the time of construction permit submittals. See email from Bobby Halbig on 05/17/2023.*

**WCE Response:** This comment is noted, please see responses to Bobby Halbig located elsewhere in this letter.

*City of Spokane Fire Protection Engineer:*

*The following items require correction prior to deeming the application technically complete. See email from Dave Kokot dated 05/18/2023.*

*Revisions Required.*

- 71. The plans do not show the grade of the access streets. There are several locations in which it appears to exceed 10%.*

**WCE Response:** No street grade exceeds 8% in this preliminary plat.

- 72. Hydrants are not shown along 21st, and it appears that an additional hydrant is needed on Westridge Ln south of 21st to meet the 500' max distance between fire hydrants.*

**WCE Response:** The 21<sup>st</sup> Avenue Plat Alteration project to the north of this subdivision has a fire hydrant located at the southwest corner of the intersection of Westridge Lane and 21<sup>st</sup> Avenue.

*City of Spokane Waste Management:*

- *Solid Waste Collection will review to make sure streets are built to city standards and refuse will be properly screened from view on non-collection days (see email from Kerry Deatrich dated 05/18/2023).*

**WCE Response:** This comment will be addressed upon review of the streets by Waste Management.

*City of Spokane Integrated Capital Management:*

*Corrections required.*

*The following comments require correction and/or clarification. Please also refer to Engineering comment no. 38 above as this comment was a result of coordinating with ICM to address water related improvements noted below. See enclosed email from Marsha Davis on 05/18/2023 and follow-up with Engineering on 06/01/2023.*

**WATER:**

- 73. The proposed developed is located within the Highland Pressure Zone service area and based on recent analysis in the Draft Water System Plan, this pressure zone requires additional capacity. Additional booster capacity for Highland Pressure Zone is planned for*

*construction to begin in 2025. The location of the booster station and associated transmission mains is currently being analyzed. The number of lots that can be constructed will be limited until the booster station is operational. The development must submit a schedule of the number of units that will be constructed each year. Possible solutions to reduce water demands include adding fire sprinklers to all proposed buildings and reducing outdoor irrigation needs by using xeriscaping or “SpokaneScape” type landscapes.*

**WCE Response:** Please see the prior responses to these comments. WCE will discuss using xeriscaping with the owner.

*74. Elevations of the individual lots may be too high or too low to be served from Highland Pressure Zone. The developer needs to propose solutions to mitigate low or high pressures.*

**WCE Response:** Please see the other water-related comments, WCE is working with the City of Spokane to connect to the SIA system and eliminate Beard and 21<sup>st</sup> Avenue from the Highland tank system until necessary improvements to that system are complete.

*General Comments.*

*Note by M. Owen: Per a following-up conversation with Eldon Brown on 06/07/2023, the below Sewer Comments are general in nature and will need to be addressed at item of engineering plan review and prior to final plat approval.*

**SEWER:**

*75. The sewer system has adequate capacity.*

**WCE Response:** This comment is noted.

*76. It appears that that the western portion of the development is too low in elevation to meet minimum slope and connect to the sewer at the end 21st Avenue. The Developer needs to provide solutions to eventually gravity drain into the city’s public sewer system. If a Lift Station is proposed, then it would likely be a Private Lift Station or individual pumps for each home.*

**WCE Response:** This comment is noted; however, the western portion of the site post-grading will meet minimum elevations to connect into the sewer at the east end of 21<sup>st</sup> Avenue. Please see the attached preliminary profiles.

*WA Department of Fish and Wildlife:*

*Corrections Required.*

*The following comments are required to be address prior to deeming the application Technically Complete. Please also see the entire email communications with general comments regarding the proposed wetland modification submitted by Kile Westerman (email dated 05/15/2023)*

*77. The plans call out for a crushed gravel trail that circumvents the wetland inside the wetland buffer. Section 17E.070.110 only allows trails to be within the outer 25% of the wetland buffer and the trails are limited to no more than five feet in width. The submitted wetland mitigation plan calls for an eight-foot-wide path and the southern portion of the trail travels well within the allowable 25% of the outer buffer.*

**WCE Response:** This comment is noted. Please see the updated preliminary plat which reduces the pervious path to 5 feet, except where a landing and ADA accessible turnaround is located.

*Spokane Tribe of Indians, Tribal Historic Preservation Officer:  
Conditional Approval.*

*An Inadvertent Discovery Plan implemented into the scope of work. This condition of approval is required to be address prior to any ground disturbing activities and will be included as a condition of approval for the PUD Plat and Wetland Modification CUP per correspondence from Randy Abrahamson (email dated 05/17/2023).*

**WCE Response:** A Cultural Resource Survey was submitted to the City of Spokane on May 10, 2023, with no historical or archaeological remains found. Regardless of this finding, an Inadvertent Discovery Plan will be implemented into the scope of work noting if any artifacts or human remains are discovered onsite, construction will cease and the City and Tribe will be notified.

*Grandview Thorp Neighborhood Council:*

- *Please see the email submitted on behalf of Joy Sheikh, Chair of Grandview Thorp Neighborhood Council on 05/17/2023)*

- *Transportation/Traffic*

- *The intersection of US 195 and 16th has a level of service(LOS) of F (failing).*

**WCE Response:** WCE is aware that US 195 has several intersections with failing levels of service. The project will contribute traffic impact fees that will be used by the City of Spokane to improve intersections in the area. Please see the submitted Trip Generation and Distribution Letter.

- *The railroad bridge (11'6 ft) and Fish Lake Trail bridge (11ft) restrict large vehicles including ladder fire trucks. On a roughly monthly basis, these bridges are blocked by vehicles that become stuck or become seriously damaged. This degrades, or prohibits in the case of a blockage, the ingress/egress from our neighborhood and increases emergency response times.*

**WCE Response:** The project will contribute traffic impact fees that will be used by the City of Spokane to improve intersections in the area. Please see the submitted Trip Generation and Distribution Letter.

- *Grandview Ave. has multiple potholes, no shoulders, and no sidewalks between W 16th and Rustle Rd.*

**WCE Response:** This comment is noted. The state of Grandview Avenue is a maintenance issue and not related to an existing or proposed Level of Service.

- *In 2023, two houses were constructed at the intersection of Grandview and H St., prior to reconstructing Grandview Ave. to conform to the plat maps. These houses are now so close to the road they create a blind turn on a sloping "S" curve, significantly increasing the potential for vehicular or pedestrian accidents, especially in the winter.*

**WCE Response:** This comment is noted. The state of Grandview Avenue is a maintenance issue and not related to an existing or proposed Level of Service.

- *Sunset Blvd eastbound has been reduced to one lane and the Sunset Bridge was also reduced to one lane after a city study (2012) rated this bridge as Poor/Extremely Poor.*

**WCE Response:** This comment is noted. Bridge maintenance is outside the scope of this project, please contact the City of Spokane for any concerns related to bridge maintenance.

- *Public Facilities*

- *Grandview neighborhood, and the entire Latah Valley have no schools, community centers, libraries, police stations, public transport routes, medical care and only one retail grocery (Yokes 2.1 miles away) within its boundaries.*

**WCE Response:** This comment is noted; however, there is no Level of Service standard for the mentioned items.

- *From Grandview Park, the nearest STA stop is 1.4 miles away.*

**WCE Response:** This comment is noted. While no transit within the site is proposed at this time, it should be expected that transit options will become more available as the surrounding area densifies.

- *Grandview neighborhood's police resource officer is physically located at the East Central community center.*

**WCE Response:** This comment is noted. At this time, we are not aware of any plans to increase police presence in the surrounding area.

- *Sewer/Water/Infill*

- *The preliminary plat map package attached with the application does not indicate construction plans for 21<sup>st</sup> Ave.*

**WCE Response:** This comment is noted and plans for 21<sup>st</sup> Avenue have been provided with the alteration to 21<sup>st</sup> Avenue application.

- *The applicant fails to mention that the proposed development is physically separated from the City's Centers and Corridors by a federally controlled interstate that has no access nearby.*

**WCE Response:** This comment is noted; however, the Garden Springs Road connects Grandview Avenue and the project to General Commercial and Community Business zoned properties that are north of I-90 and south of Sunset Highway.

- *Applicant states there is no ground water, however there are three wetlands on site.*

**WCE Response:** The geotechnical report provided for the project identifies no groundwater onsite, wetlands generally are the result of perched runoff on poorly drained hydrophilic type soils and do not, nor generally indicate groundwater.

- *This development should not be considered as "infill" based on the intent of the Comprehensive Plan infill policies.*

**WCE Response:** The Comprehensive Plan defines infill development as development of vacant lots and parcels within an already built up area within the Growth Management Area. The project is located within the Urban Growth Area and is adjacent

to single-family residences to the north, west and south. All properties within the City of Spokane zoned residential should be expected to be developed to urban levels of density at the allowed density in order to prevent the necessity for development of properties outside the UGA.

- *Geology*

- *Applicant states the project will set aside steep or natural slopes; However, the SEPA checklist, Environment, Earth 1.,e. describes proposed grading will be for the utilities, streets, lots, building pads and storm ponds. The grading would involve removal of organics, preparation of street subgrade and preparation of building pads. This will occur over the entire site. How does removing all the vegetation and grading the entire site preserve steep or natural slopes?*

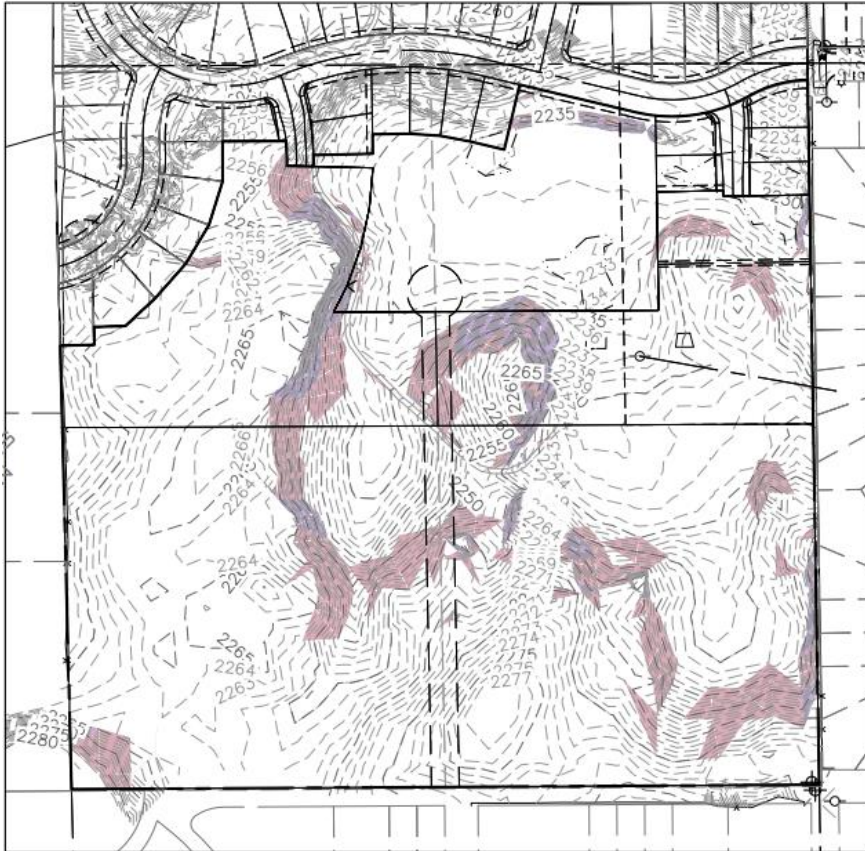
**WCE Response:** The site will contain grading across the entire site; however, the project sets aside all areas for clearing and grading in the event that utility connections or unforeseen issues occur that will necessitate further clearing or grading. The project will preserve vegetation and slopes in and around the wetland tracts.

- *General description of the site is not rolling but hilly. The project has 10% of the area 15%-30% slope and 4% greater than 30% slope and an elevation change of 45+/- ft*

**WCE Response:** The site contains steep slopes greater than 30% as noted on the preliminary plat. It should be noted that approximately 90% of the property is on slopes less than 15%. Where the property contains steep slopes, the site will either grade the slopes for home construction or leave the slopes unaltered, particularly those slopes directly adjacent to the wetland as shown on the slopes table below. Based on this, the site is technically categorized as “rolling”.

SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	2d AREA (sf)	COLOR
1	15%	30%	149,915.70	<span style="color: red;">■</span>
2	30%	2017%	61,606.30	<span style="color: purple;">■</span>

CURVE #	LENGTH	RADIUS	DE
C1	44.62	410.00	6.
C2	210.45	280.00	43
C3	110.61	220.00	28



- *The existing topography indicates slope steeper than 45%+/-*  
**WCE Response:** These comments are noted. The site contains bluffs. Portions of the slopes may be removed or graded for the construction of single-family residences, where other sections of slopes will be maintained, particularly those adjacent to the wetland. It should be noted that the steepest slope section is an elevation change of approximately 32 feet (2265-2233).
- *Priority Habitat and Species/Wildlife*
- *Herons, Eagles, Owls, Bear, Cougar, Coyote and Moose have been witnessed in the Grandview Neighborhood, especially this area. The Townsend’s Big-eared Bat, Big Brown Bat and Mule deer have been identified in this area.*  
**WCE Response:** Yes, this property has mapped habitat for mule deer, big brown bat and Townsend’s big-eared bat. Additionally, there are several bird species protected under the Bald and Golden Eagle Protection act or the Migratory Birds Act as noted in the SEPA Checklist. Other animals such as moose, coyote, bear or cougar may traverse the area; however, the property is not considered habitat.

Please note that this region is within the City of Spokane Urban Growth Area, an area designated for human habitation. It should be expected that all areas within the UGA will be developed to an urban density to protect animal species outside the UGA from manmade hazards such as roads and vehicles, pesticides and herbicides, chain link or woven wire fences, or other hazards. The WDFW determined that disruption of species inside the Growth Management Area is acceptable to provide for and protect native environments outside the GMA at its passage in 1989.

- *Comprehensive Plan*

**WCE Response:** The following are goals and policies of the Comprehensive Plan which the Neighborhood Council believes this project does not meet. The Comprehensive Plan is a document that influences growth patterns but does not regulate or prevent development to the allowed density as noted in the Comprehensive Plan. It is our understanding that no project in the City of Spokane can meet all points of the Comprehensive Plan as some items contradict each other or do not apply to the unique characteristics of each site. Where applicable, we have provided responses to each goal or policy brought up and have stated how we meet the Comprehensive Plan.

- *LU 1.12 Public Facilities and Services: Ensure that public facilities and services systems are adequate to accommodate proposed development before permitting development to occur.*

**WCE Response:** A related project, the 21<sup>st</sup> Avenue Plat Alteration, proposes to construct 21<sup>st</sup> Avenue to Grandview Avenue per the existing right of way. As part of that connection, the existing 12-inch ductile iron distribution water main and the 8-inch sanitary sewer main will be connected through the site to serve the proposed development. It should be noted that dedication of 21<sup>st</sup> Avenue had already been completed; however, the previously approved platting action of the site and nearby area did not complete construction of 21<sup>st</sup> Avenue. All internal streets and wet utilities (sewer and water) will be constructed prior to final platting, and all other required utilities will be installed prior to receipt of a Certificate of Occupancy. The platting process ensures that this policy is met.

- *LU 4.1 Land Use and Transportation: Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the Transportation Chapter and makes significant progress toward reducing sprawl, traffic congestion, and air pollution.*

**WCE Response:** The related alteration proposes to connect 21<sup>st</sup> Avenue through the site to Grandview Avenue which will reduce congestion for those residents along 21<sup>st</sup> Avenue and give them more options for travel in the event of an evacuation. This project will reduce urban sprawl by constructing single-family residences on more compact lots. The project will additionally contribute to Traffic Impact Fees, which are used to improve identified deficiencies within the City of Spokane traffic network.

- *LU 6.1 Advance Siting Identify, in advance of development, sites for parks, open space, wildlife habitat, police stations, fire stations, major stormwater facilities, schools, and other lands useful for public purposes. Attempts should be made to obtain or secure (e.g., by obtaining the right of first refusal) such sites as early as possible in the development of an*



*area to ensure that the facilities are well located to serve the area and to minimize acquisition costs.*

**WCE Response:** As a PUD, the site will dedicate land for open space. It should be noted that the site was not obtained by the City of Spokane for the use of parks, open space, or other public services. Additionally, the site is located within the City of Spokane Urban Growth Area and as such all land within the UGA should be reasonably assumed to be developed to an urban density. It should be noted that the City of Spokane owns a 10.43-acre unimproved park (Sterling Heights Park) southwest of the site on parcel number 25263.0501.

- *LU 8.1 Role of Urban Growth Areas: Limit urban sprawl by encouraging development in urban areas where adequate public facilities already exist or where such facilities can be more efficiently provided. Discussion: New growth should be directed to urban areas to allow for more efficient and predictable provision of adequate public facilities, to promote orderly transition of governance for urban areas, to reduce development pressure on rural lands, and to encourage redevelopment of existing urban areas.*

**WCE Response:** As noted previously, an existing plat alteration plans to develop 21<sup>st</sup> Avenue along with construction of utilities. The area is within a zoned urban area and should be expected to densify in the future, similarly to the urban developments to the east. As noted previously, this project is within the UGA.

- *CFU 2.1 Available Public Facilities: Consider that the requirement for concurrent availability of public facilities and utility services is met when adequate services and facilities are in existence at the time the development is ready for occupancy and use, in the case of water, wastewater and solid waste, and at least a financial commitment is in place at the time of development approval to provide all other public services within six years.*

**WCE Response:** This item is not applicable to a preliminary plat, as the project is not yet ready for occupancy and use. Upon completion of a preliminary plat, the site will undergo a number of changes including installation of water, sewer and dry utilities, construction of internal streets, and site grading. At this time, WCE is working with the City of Spokane to ensure that the site has adequate availability for public facilities and services.

- *CFU 2.2 Concurrency Management System: Maintain a concurrency management system for all capital facilities. A concurrency management system is defined as an adopted procedure or method designed to ensure that adequate public facilities and services needed to support development and protect the environment are available when the service demands of development occur. The following facilities must meet adopted level of service standards and be consistent with the concurrency management system: fire protection, police protection, parks and recreation, libraries, public wastewater (sewer and stormwater), public water, solid waste, transportation, and schools. The City of Spokane must ensure that adequate facilities are available to support development or prohibit development approval when such development would cause service levels to decline below standards currently established in the Capital Facilities Program. In the event that reduced funding threatens to halt development, it is much more appropriate to scale back land use objectives than to merely reduce level of service standards as a way of allowing development to continue.*

**WCE Response:** As part of the project, the preliminary plat and application materials have been sent to all agencies with concurrency including fire, police, public sewer and water, and other reviewing agencies. All reviewing agency comments are included in this letter with our responses.

- *CFU 2.6 Funding Shortfalls: Reassess the land use element whenever probable funding falls short of meeting existing needs in order to ensure that development patterns and level of service standards remain consistent with financing capabilities related to capital facilities plans. The GMA requires consistency and conformity between plans and budgets so that development does not occur before there are adequate services to support it. In this regard, the land use element, capital facilities plan element, and financing plan within the capital facilities plan element should be coordinated and consistent. In the event that reduced funding threatens to halt development, it is much more appropriate to scale back land use objectives than to reduce level of service standards as a way of allowing development to continue. This approach is necessary in order to perpetuate a high quality of life.*

**WCE Response:** WCE is working with the City of Spokane to identify any concerns related to the level of service standards for the site and mitigate the impact that this development will make. Additionally, the ability of the development to construct, extend and/or fund these improvements meets the requirements of this section.

- *LU 5.1 Built and Natural Environment: Ensure that developments are sensitive to the built and natural environment (for example, air and water quality, noise, traffic congestion, and public utilities and services), by providing adequate impact mitigation to maintain and enhance quality of life.*

**WCE Response:** As this proposal is single-family dwelling units being located next to single-family dwelling units provides for the construction that the comprehensive plan envisions. The submitted SEPA Checklist will be reviewed by all commenting agencies for environmental impacts which may be mitigated if it is found that the site will have substantial impact upon the built and natural environment. The platting and SEPA processes ensure that this policy will be met.

- *LU 5.2 Environmental Quality Enhancement: Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.*

**WCE Response:** The subject property is located adjacent to single-family residences and single-family residential lots to the east, north and south. It should be noted that the property contains wetlands which will be replaced and enhanced at appropriate mitigation levels.

*Cheney School District:*

*The following comments are general in nature and appears to have been met via your separated sidewalk infrastructure proposal meeting current street development standards under the SMC. Please see email from Jamie Reed, Finance Director of Cheney Public Schools dated May 17, 2023, for full comment detail. The below represents their primary request:*

- *The biggest request in relation to this proposed development, would be creation of clear and safe walk zones within the neighborhood, to help ease the transportation challenges for the district.*

**WCE Response:** This comment is noted, the City of Spokane has requested a sidewalk along Grandview Road from 21<sup>st</sup> Avenue to Garden Springs Road as part of traffic mitigation.

*WA state Department of Ecology:*

*Please see the entirety of the WA Department of Commerce comment submittal from Cindy Anderson Dated May 18., 2023. Generally, Ecology provided standard language regarding their Hazardous Waste and Toxics Reduction Program, Water Quality Program, etc.; however, Ecology has requested a site visit related to the wetland modification. The following comments appear to be those that require additional information prior to deeming the application technically complete. Should you have questions about information presented in the Ecology comment letter, please feel free to reach out to Cindy Anderson at (509) 655-1541 or via email at [Cindy.Anderson@ecy.wa.gov](mailto:Cindy.Anderson@ecy.wa.gov).*

*Corrections required.*

*78. Shorelands and Environmental Assistance Program:*

*Wetlands Based on National Wetland Inventory imagery and aerial photos, it appears that the wetland delineation performed on June 15, 2022, may have underestimated the extent of wetlands on this project site. Washington Department of Ecology requests an opportunity to visit the site and confirm the wetland boundaries, as shown in the SEPA document attachment entitled "Wetland Assessment and Mitigation Report" dated August 10, 2022. Impacts to wetlands will require review and permitting from the Department of Ecology and may require permitting from the U.S. Army Corps of Engineers and the local government.*

*For more information, please contact Matt Fisher at 509-601-9546, or via email at [Matt.Fisher@ecy.wa.gov](mailto:Matt.Fisher@ecy.wa.gov).*

**WCE Response:** WCE and the project biologist spoke with Matt Fisher and determined that the current delineated wetlands are correct. It is our understanding that this item has been resolved, please see the attached email from Matt. Additional mitigation measures are being resolved at this time.

*79. Water Quality Program:*

*Operators of construction sites that disturb one acre or more total area and has or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology's Construction Stormwater General Permit.*

*If soil or ground water contamination is known at the site, additional information will be required. The applicant will be required to submit additional studies and reports including, but not limited to, temporary erosion and sediment control plans, a stormwater pollution prevention plan, a site map depicting sample locations, a list of known contaminants with concentrations and depths found and other information about the contaminants.*

*Application should be made at least 60 days prior to commencement of construction activities. Please access the permit application and related documents online.*

*For more information, please contact Suman Paudel at (509) 601-2124 or via email at [Suman.Paudel@ecy.wa.gov](mailto:Suman.Paudel@ecy.wa.gov).*

**WCE Response:** This comment is noted and will be implemented at time of construction and after plans are approved.

*80. Water Resources Program:*

*Dam Safety Program Under RCW 90.03.350, a Dam Safety construction permit is required for those dams or ponds that can impound a volume of 10 acre-feet or more of water or other liquids above ground level. The Beard Addition Preliminary PUD Long Plat project references the construction of stormwater detention ponds, if any of the impoundments meet or exceeds the above referenced criteria you will need to apply for a dam construction permit.*

*To determine if a Dam Safety construction permit is required for your project, the applicant must submit a set of construction plans to:*

*WA Department of Ecology Dam Safety Office  
P.O. Box 47600  
Olympia, WA 98504-7600*

*For more information, please contact Charlotte Lattimore by e-mail at [Charlotte.Lattimore@ecy.wa.gov](mailto:Charlotte.Lattimore@ecy.wa.gov) or by telephone at (360) 407-6066.*

**WCE Response:** This project does not intend to impound 10 acre-feet or more of water or other liquids above ground level.

*Spokane Regional Emergency Communications:*

*Joe Sacco, GIS Manager with the Spokane Regional Emergency Communication has noted that his comments regarding road naming were sent to Erik Johnson with City DSC Engineering for review and coordination. Any necessary road naming comments will be provided by the City of Spokane Engineering Department. See email dated 05/18/2023.*

*Cumberland and Beard pose no issues and the numbered avenues are in good alignment.*

*I'm not sure I understand the use of Westridge Ln and St... are those intended to dead end into each other and just those 6 or 7 northern most lots will be accessed by a private roadway? Also, Westridge is not a great street name for 911. Using a directional as part of a street name lends to easy confusion when conveyed verbally from a 911 caller. Westridge Ln sounds the exact same as W Ridge Ln (callers inconsistently provide prefix directions and street types), or we may not know if Westridge is one word or two. It also causes issues with the location verification process, as those tools interpret north, south, east and west first as prefix directions, not as part*

*of the name. These types of issues almost always slow the dispatching process down. For these reasons, and other even more boring ones, it is explicitly prohibited in the municipal code.*

**WCE Response:** This comment is noted. Please see the attached preliminary plat for the updated roadway name of “Snowcrest Street”.

*Spokane Transit Authority:*

- *Please see comments from Tara Limon dated 05/18/2023 and the Planning response email from Melissa Owen on 05/25/2023. No corrections or modifications are required based on STA comments at this time.*

**WCE Response:** This comment is noted.

*Avista:*

*The following comments need to be addressed prior to deeming the application technically complete per an email from Larissa Pruitt dated 05/19/2023.*

*Corrections required.*

81. *Please provide a 10’ wide dry utility easements along the front of each lot.*

**WCE Response:** This comment is noted and will be included on the final plat.

*The following dedication language on the face of the plat:*

82. *Easements for “Dry” utilities as shown hereon are hereby granted over the rights-of-way for the private streets and adjoining said streets to the City of Spokane and its permitted serving utilities for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground facilities and the right to prohibit, trim and/or remove trees, bushes, landscaping, without compensation and to prohibit brick, rock or masonry structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same.*

**WCE Response:** This comment is noted and will be included on the final plat.

83. *Storm drain dry wells and Water Meter boxes shall not be placed within the “Dry” easements; however, lateral crossings by storm drain, water and sewer lines are permitted.*

**WCE Response:** This comment is noted and will be included on the final plat.

84. *Serving Utility companies are also granted the right to install utilities across future acquisition areas or border easements.*

**WCE Response:** This comment is noted as a requirement by utility companies.

*WA department of Archeology and Historic Preservation:*

*The following additional information was requested by Sydney Hanson at DAHP (see email dated 05/26/2023).*

*Corrections required.*

85. *Before we can concur with this report, we will need Plateau to create an HPI for the structure within the project area. I have discussed this with Maureen Elenga, one of our Architectural Historians, who indicated that we require an HPI based on a reconnaissance level survey with images and date of construction. The loss of the structure's integrity through disrepair needs to be demonstrated.*

**WCE Response:** It is our understanding that this item has been met. Please see the attached letter from DAHP dated June 13, 2023.

*Note: City of Spokane Planning is aware that the requested HPI has been submitted to DAHP for their view (email from Justin Fitzpatrick, Plateau CRM, May 31, 2023). As of the date of this letter, we have not received information regarding concurrence with the cultural resource survey completed for this project.*

**WCE Response:** This comment is noted, please see the attached letter from DAHP dated June 13, 2023.

*Other Comments received from the public prior to the public comment period:*

*Please note that public comments received during the agency comments will be included in the record for Hearing Examiner review. Two emails received as of the date of this letter have been included in the enclosures for your reference.*

- *Ken Van Voorhis (see enclosed email dated 05/18/2023)*
- *The developer is requesting variances on front, side and rear yards for the primary purpose of maximizing density.*

**WCE Response:** This comment is noted, please note that this development is applying for a Planned Unit Development, which allows for certain variances on the site in exchange for the dedication of public land up to 10% of the project site as allowed in SMC 17G.070.030(E).

*Debbie Rosengrant (see enclosed email dated 05/19/2023 and follow-up email related to Beard/Alteration of Westridge Addition PUD)*

- *Just continuing to let others be aware that Hst is going through my Property.*

**WCE Response:** This comment is noted. WCE is aware that H Street continues through the property of Ms. Rosengrant. We do not expect this project to rectify this issue, it can be remedied by Ms. Rosengrant at any time by building out that portion of H Street and Grandview Avenue as was previously approved in the original Westridge PUD project, now defunct.

If you have any questions or comments regarding this letter please feel free to contact me at (509) 893-2617.

Sincerely,

A handwritten signature in blue ink that reads "Austin J. Fuller". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Austin J. Fuller, Assistant Planner  
Whipple Consulting Engineers, Inc.

Encl: Updated preliminary plat  
DAHP Concurrence with Survey

CC: Sponsor  
File

## Owen, Melissa

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**From:** Fisher, Matt (ECY) <MFIS461@ECY.WA.GOV>  
**Sent:** Monday, June 5, 2023 10:03 AM  
**To:** Bill Towey  
**Cc:** Todd Whipple; Justin Penner; Brent Parrish; Austin Fuller; Save  
**Subject:** RE:

Thanks for providing me access to the Beard Addition property last Friday. I am in agreement with Bill's wetland delineation. Aerial photos suggested that the wetlands extended further upslope than they actually do. Overall, the mitigation plan should provide a good functional lift to the existing wetlands on the property, especially if hydrologic input can be increased.

Brent - we talked about the possibility of placing a restriction on the deed, to protect the wetland creation and enhancement area from future development. It would be great if we can pursue that. The restriction should state that the wetland and buffer area are to be managed according to the mitigation plan and protected from any impacts, other than the proposed 5' walkway in the wetland buffer. Please let me know if you need assistance drafting the language, and I'll reach out to our HQ staff for guidance.

Best,  
Matt

Matt Fisher  
Washington Department of Ecology  
(509) 601-9546

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**From:** Bill Towey <billtowey5@gmail.com>  
**Sent:** Friday, June 2, 2023 7:54 AM  
**To:** Fisher, Matt (ECY) <MFIS461@ECY.WA.GOV>  
**Cc:** Todd Whipple <toddw@whipplece.com>; Justin Penner <jpenner@whipplece.com>; Brent Parrish <brent.parrish@lennar.com>; Austin Fuller <afuller@whipplece.com>; Save <save@whipplece.com>  
**Subject:** Re:

Sounds good. See you then!

On Jun 2, 2023, at 7:36 AM, Fisher, Matt (ECY) <[MFIS461@ecy.wa.gov](mailto:MFIS461@ecy.wa.gov)> wrote:

All,  
1:30 at the site would be great for me. Thanks for meeting me out there.  
Matt

Matt Fisher  
Washington Department of Ecology  
(509) 601-9546





Whipple Consulting Engineers, Inc.

WCE No. 21-3109

March 29, 2023

City of Spokane, Development Services  
808 W Spokane Falls Boulevard  
Spokane, WA 99201  
ATTN: Melissa Owen, associate planner

Re: Beard Addition to Westridge – A 199-lot Preliminary Subdivision and PUD  
Pervious trail plan

Dear Ms. Owen:

This letter is clarification for the wetland mitigation plan for the Beard Addition to Westridge PUD dated August 10, 2022. As allowed by SMC Section 17E.070.050(2), passive recreation activities are allowed within a wetland or wetland buffer. This project proposes a passive open space within the wetland buffer, not to encroach upon the future constructed wetland, this passive use will be a pervious pathway for future residents to walk through the area in addition to the landscaping that is required for the mitigation in this area.

Per SMC Section 17G.070.030(E)(1)(c): *Environmentally-constrained land within the planned unit development, including wetlands, geologically hazardous areas, fish and wildlife habitats and frequently flooded areas may be used to meet up to fifty percent of the total requirement specified in subsection (E)(1)(a) above, provided that these areas are either accessible to pedestrians to the extent practical or are visually accessible from adjacent and adjoining common open space*, wetlands are allowed to compose up to 50% of the 10% open space (3.49 ac) requirements for a PUD, or approximately 1.75 acres. As wetland buffers are not considered environmentally constrained land, the wetland buffer may be used to meet the remaining 50% of the PUD open space requirements so long as it provides active or passive recreation, which includes the proposed trail. Therefore, the project site provides approximately 7 acres of active or passive recreation within tracts, meeting the open space requirements for a PUD. Tables are shown below to correctly identify:

Tract	Use	Provided Acreage	Allowed open space as portion of required	Provided open space	Percentage of required open space
<b>Required</b>	<b>Active/passive</b>		<b>3.49 ac +/-</b>		
"A"	Wetland (Critical area/passive)	1.21 ac +/-	1.75 ac +/-	1.21 ac +/-	34.7%
"B"	Recreation/Buffer (passive)	5.49 ac +/-	1.75 ac +/-	5.49 ac +/-	157.3%
"C"	Recreation (passive)	0.15 ac +/-	---	0.15 ac +/-	4.3%
"D"	Recreation (passive)	0.15 ac +/-	---	0.15 ac +/-	4.3%
Total		7 ac +/-		7 ac +/- (7.03 ac +/- on preliminary plat)	201.4%

If you have any questions or comments regarding this letter, please feel free to contact us at (509) 893-2617

Thank you,

Austin J. Fuller, assistant planner  
Whipple Consulting Engineers, Inc.

TRW/ajf



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

June 13, 2023

Justin Fitzpatrick  
Project Archaeologist  
Plateau CRM  
PO Box 714  
Pullman, WA 99163

In future correspondence please refer to:  
Project Tracking Code: 2023-04-02458  
Property: Cultural Resource Survey of the Beard Addition to West Bluff Project, Spokane County, Washington  
Re: Concur with Survey

Dear Justin Fitzpatrick:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

We concur with the results and recommendations made in the survey report. Specifically, we concur that neither Property ID: 730966 (House) nor 45SP00976 (historic debris scatter) is eligible for listing on the National Register of Historic Places. We do not recommend further archaeological supervision of the project. However, we ask that an Inadvertent Discovery Plan (IDP) be included as part of the construction permit.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP project Tracking Number is attached to any future communications about this project.

Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson  
Local Government Archaeologist  
(360) 280-7563  
Sydney.Hanson@dahp.wa.gov

