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

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

Thank you,

[Signature]

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

TRW/ajf