

June 7, 2023

Whipple Consulting Engineers, Inc.
C/O Todd Whipple and Austin Fuller
21 S. Pines Rd.
Spokane Valley WA, 99206

RE: Review of File # Z23-190PPUD

Dear Todd and Austin:

This letter is to inform you that the application materials for the above-mentioned Preliminary Planned Unit Development (PUD) Plat and Wetland Modification Conditional Use Permit (CUP) were found to be technically incomplete, based on a review required under Spokane Municipal Code (SMC) 17G.060.090, Determination of a Complete Application. The following comments were received from various departments and agencies that require addressing before this application can be considered technically complete and proceed to Notice of Application and Public Hearing.

Planning:

The following comments have been provided by planning and have been updated following coordination with staff from City Engineering in the DSC and ICM. Please note that amended comments have been highlighted in yellow in order that they stand out. Planning has highlighted not only their comments, but comments from other departments that have been added to this letter following sending you a draft comment letter on May 30, 2023.

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.
2. Is there a particular reason for creating tracts A1 and A2?
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.
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 tail may only be in the outer 25% of the wetland buffer. Currently the tail 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.).
 - a. Please also see wetland buffer comments from Ecology and Washing 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.
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).

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:
 - 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.
 - 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.
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.

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.
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.
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.
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.

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 Plat and CUP application progresses through this application and approval process.

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.
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.
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.
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.
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.
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.
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 asst you in meting requirement/presumption under 17G.070.120(A.5.).
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.
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.

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

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.”
 - 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.

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.
31. Please change Westridge Ln to a different name following City naming standards.
32. The Ln suffix must be replaced with St. or Rd. as these are going to be public streets.

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.

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.
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.
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.

- 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.
- 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.

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.

- 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.
- 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.

- c. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
- 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.
- 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.
- f. The developer will be responsible for all costs associated with constructing storm water improvements necessary to serve the proposed plat.

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.

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

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.

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

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

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.

- a. Signing and striping plans, where appropriate, shall be included as part of the design submittal.
- b. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
- c. Any grades exceeding 8% must be shown on the preliminary plat.
- d. Garages shall be a minimum of 20 feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the 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.
- 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.
- g. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.

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.
- 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, or by calling (509) 625-6999.

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

- 43. Lot plans, following the criteria outlined in the Spokane Regional Stormwater Manual Appendix 3C, must 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.

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.
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.
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.
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.
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.

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.
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.
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.
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.
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.

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.
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.
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.
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.
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.
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.
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.
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.
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.

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

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.

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).

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.

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.

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.

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

City of Spokane Treasury:

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

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.

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%.
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.

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).

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.

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.

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.

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.

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.

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).

Grandview Thorp Neighborhood Council:

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

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.

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.

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.

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.

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 or by telephone at (360) 407-6066.

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.

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.

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.

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

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.

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.

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

Considering the need for additional information, the timeline for this application is on hold until the additional information is provided. In accordance with SMC 17G.060.090, the required information must be provided within sixty days from the notification by the department. The applicant may submit a written request for additional time to the director, any time extensions shall be in writing. If the information is not received within 60 days the application and a portion of the fees shall be returned to the applicant in accordance with SMC 08.02.0692.

If you have any questions regarding these requirements, feel free to contact me by email or phone. Please make an appointment with me to submit the revised and additional materials.

Sincerely,



Melissa Owen
Assistant Planner
Development Services Center

Enclosures (below list ordered as per inclusion in the comment package):

Christopher Johnson, City of Spokane Deputy Treasurer (email dated 05/05/2023)
Kile Westerman, Habitat Biologist, WDFW Habitat Division (email dated 05/15/2023)
Randy Abrahamson, Spokane Indians Tribal Historic Preservation Officer (emails dated 05/17/2023)
Bobby Halbig, City of Spokane Traffic Engineering Specialist (email dated 05/17/2023)
Jamie Reed, Cheney School District Finance Director (email dated 05/17/2023)
Grandview/Thorp Neighborhood Council (email dated 05/17/2023)
Cindy Anderson, WA Dept of Ecology (email dated 05/18/2023)
Joe Sacco, GIS Manager, Spokane Regional Emergency Communications (email dated 05/18/2023)

Dave Kokot, City of Spokane Fire Protection Engineer (email dated 05/18/2023)
Kerry Deatrich, City of Spokane Waste Management (email dated 05/18/2023)
Greg Figg, WSDOT (email dated 05/18/2023 and follow-up on 06/05/2023)
Marcia David, City of Spokane ICM (email dated 05/18/2023 & email to DSC Eng. 06/01/2023)
Tara Limon, STA (email dated 05/18/2023)
Larissa Pruitt, Avista (email dated 05/19/2023)
Planning (original draft 05/30/2023 comment memo and 06/07/2023 update)
Ken Van Voorhis (email dated 05/18/2023)
Debbie Rosengrant (email dated 05/19/2023)
Sydney Hanson (email dated 05/26/23)
Justin Fitzpatrick, Plateau CRM (email dated 05/31/2023)
Erik Johnson, City of Spokane, Engineering DSC (memo dated 06/02/2023)
Inga Note, City of Spokane – ICM Senior Traffic Planning Engineer (email dated 06/06/2023)

Owen, Melissa

From: Johnson, Christopher E.
Sent: Friday, May 5, 2023 3:38 PM
To: Owen, Melissa
Subject: RE: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023

Hi Melissa,

Nothing on those parcels from Treasury.

Thanks.

Chris.

Chris Johnson | CITY OF SPOKANE | DEPUTY TREASURER
509.625.6074 office | cejohnson@spokanecity.org | spokanecity.org

Emails and attachments sent to or from the City, including personal information, are presumptively public records that are subject to disclosure. - Chapter 42.56 RCW

From: Kiehn, Amanda <akiehn@spokanecity.org>
Sent: Friday, May 5, 2023 3:19 PM
To: grandviewthorpe@hotmail.com; Molly Marshall <molly.marshall475@gmail.com>; rosengrant.debbie@gmail.com; Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Cannon, Mike <mcannon@spokanecity.org>; Carson, Barb <BarbCa@spokaneschools.org>; Chanse, Andrew <achanse@spokanelibrary.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@spokanecity.org>; Deatrich, Kerry <kdeatrich@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; distrate (dcistrate@spokanecounty.org) <dcistrate@spokanecounty.org>; DNR Aquatics <dnrreaqualeasingrivers@dnr.wa.gov>; Duvall, Megan <mduvall@spokanecity.org>; Eliason, Joelle <jeliason@spokanecity.org>; Engineering Admin <eraea@spokanecity.org>; Eugene Aushev <Eugene.Aushev@avistacorp.com>; Eveland, Marcus <meveland@spokanecity.org>; Feist, Marlene <mfeist@spokanecity.org>; Figg, Greg <figgg@wsdot.wa.gov>; Fisher, Matt <MFIS461@ecy.wa.gov>; Forsyth, Greg <GregoryF@spokaneschools.org>; Fredrickson, Beryl <bfredrickson@spokanecity.org>; Gardner, Spencer <sgardner@spokanecity.org>; Gennett, Raylene <rgennett@spokanecity.org>; Graff, Joel <jgraff@spokanecity.org>; Greene, Barry <BGreene@spokanecounty.org>; Halbig, Bobby <bhalbig@spokanecity.org>; Hamad, Nicholas <nhamad@spokanecity.org>; Hanson, Rich <rahanson@spokanecity.org>; Hanson, Tonilee <sajbinfo@gmail.com>; Harris, Clint E. <ceharris@spokanecity.org>; Hayden, Adam <ahayden@spokanecity.org>; Hughes, Rick <rhughes@spokanecity.org>; Jeff Lawlor <jeffrey.lawlor@dfw.wa.gov>; John Conklin <jconklin@spokanecleanair.org>; Johnson, Erik D. <edjohnson@spokanecity.org>; Johnson, Jeffrey <jeffrey.johnson.64@us.af.mil>; Jones, Garrett <gjones@spokanecity.org>; Jones, Tammy <TMJones@spokanecounty.org>; Jordan, Jess <dale.j.jordan@usace.army.mil>; kayc <kayc@wsdot.wa.gov>; Keller, Kevin <kkeller@spokanepolice.org>; Kells, Patty <pkells@spokanecity.org>; Kincheloe, Melanie <meki461@ecy.wa.gov>; Kokot, Dave <dkokot@spokanecity.org>; tlimon <tlimon@spokanetransit.com>; Lisa Corcoran <lcorcoran@spokaneairports.net>; Main, Steve <smain@srhd.org>;

Owen, Melissa

From: Westerman, Kile W (DFW) <Kile.Westerman@dfw.wa.gov>
Sent: Monday, May 15, 2023 10:11 AM
To: Owen, Melissa
Subject: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Melissa,

I have reviewed the Beard PUD long plat and wetland modification/mitigation plan. We typically like to avoid removing and replacing wetlands as the creation of new wetlands is very challenging to return the same level ecosystem function, even with the lower level category three wetlands. Since I was not contacted in the beginning stages of planning with the developer, engineer, and biologist I didn't have the opportunity to help find ways to avoid removing a wetland or to find different ways to improve the quality of the existing wetlands. As these wetlands are dominated by reed canary grass and other non-native plant species, the removal and replacement of the wetland along with tying it into two other existing wetlands and establishing native plants in the wetland and buffer should create a higher functioning wetland. The plans call out for a crushed gravel trail that circumvents the wetland inside the wetland buffer. I do recognize that it would be nearly impossible to keep people from making their own trails, if there were none present, especially next to a large development like this and the Spokane City Critical Area Ordinance does allow low-intensity, passive recreational activities such as trails within a wetland buffer zone. However, 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.

I appreciate the components of the plans that focus on enhancing the function of the wetland with native plantings and hydrology connectivity. It seems reasonable to ensure the success of this mitigation/modification of the wetland and it's buffer to keep the impacts within the buffer to a minimum with a smaller path (five feet or less) and keeping it to the outer 25%.

Thanks,



Kile Westerman
Habitat Biologist, WDFW Habitat Division
2315 N Discovery Place
Spokane Valley, WA 99216
Office: 509-892-1001 ext.323
Cell: 509-742-0529

Owen, Melissa

From: Randy Abrahamson <randya@SpokaneTribe.com>
Sent: Wednesday, May 17, 2023 3:29 PM
To: Owen, Melissa
Subject: RE: Beard Addition (Z23-190PPUD)

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Melissa,

Yes thank you .

Randy

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, May 17, 2023 8:17 AM
To: Randy Abrahamson <randya@SpokaneTribe.com>
Subject: RE: Beard Addition (Z23-190PPUD)

Randy,
Thank you. Would you like to see an IDP in place before ground disturbing activities?

Thank you again.

Development Services Center is open Monday-Friday 8 am – 5 pm in person, [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Randy Abrahamson <randya@SpokaneTribe.com>
Sent: Wednesday, May 17, 2023 6:33 AM
To: Owen, Melissa <mowen@spokanecity.org>
Subject: RE: Beard Addition (Z23-190PPUD)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Mellissa,

After reviewing the cultural survey report the Spokane Tribe will concur with No Historic Properties Affected.

Have best day ever,

Randy Abrahamson
THPO Officer

From: Owen, Melissa <mowen@spokanecity.org>

Sent: Wednesday, May 10, 2023 5:09 PM

To: Randy Abrahamson <randya@SpokaneTribe.com>; Hanson, Sydney (DAHP) <Sydney.Hanson@dahp.wa.gov>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>

Subject: Beard Addition (Z23-190PPUD)

Randy and Sydney – attached is the cultural resource survey submitted for the proposed Beard Addition preliminary PUD Plat and wetland modification CUP (city file Z23-190PPUD). The request for agency comment for this proposal was sent out last Friday. I just received this from the applicant, so I wanted you to have access to a review of this material right away. Thank you.

Development Services Center is open Monday-Friday 8 am – 5 pm in person, [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



Owen, Melissa

From: Johnson, Erik D.
Sent: Wednesday, May 17, 2023 7:58 AM
To: Owen, Melissa
Cc: Brown, Eldon
Subject: RE: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023

Good morning Melissa,

Engineering has more work to do on this plat before we can provide a full response.

Engineering would like to request a 2-week extension for comments.

Thanks,
Erik

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Monday, May 8, 2023 4:13 PM
To: Owen, Melissa <mowen@spokanecity.org>; grandviewthorpe@hotmail.com; Molly Marshall <molly.marshall475@gmail.com>; rosengrant.debbie@gmail.com; Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Cannon, Mike <mcannon@spokanecity.org>; Carson, Barb <BarbCa@spokaneschools.org>; Chanse, Andrew <achanse@spokanelibrary.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@spokanecity.org>; Deatrich, Kerry <kdeatrich@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; distrate (dcistrate@spokanecounty.org) <dcistrate@spokanecounty.org>; DNR Aquatics <dnrreaqualeasingrivers@dnr.wa.gov>; Duvall, Megan <mduvall@spokanecity.org>; Eliason, Joelle <jeliason@spokanecity.org>; Engineering Admin <eraea@spokanecity.org>; Eugene Aushev <Eugene.Aushev@avistacorp.com>; Eveland, Marcus <meveland@spokanecity.org>; Feist, Marlene <mfeist@spokanecity.org>; Figg, Greg <figgg@wsdot.wa.gov>; Fisher, Matt <MFIS461@ecy.wa.gov>; Forsyth, Greg <GregoryF@spokaneschools.org>; Fredrickson, Beryl <bfredrickson@spokanecity.org>; Gardner, Spencer <sgardner@spokanecity.org>; Gennett, Raylene <rgennett@spokanecity.org>; Graff, Joel <jgraff@spokanecity.org>; Greene, Barry <BGreene@spokanecounty.org>; Halbig, Bobby <bhalbig@spokanecity.org>; Hamad, Nicholas <nhamad@spokanecity.org>; Hanson, Rich <rahanson@spokanecity.org>; Hanson, Tonilee <sajbinfo@gmail.com>; Harris, Clint E. <ceharris@spokanecity.org>; Hayden, Adam <ahayden@spokanecity.org>; Hughes, Rick <rhughes@spokanecity.org>; Jeff Lawlor <jeffrey.lawlor@dfw.wa.gov>; John Conklin <jconklin@spokanecleanair.org>; Johnson, Erik D. <edjohnson@spokanecity.org>; Johnson, Jeffrey <jeffrey.johnson.64@us.af.mil>; Jones, Garrett <gjones@spokanecity.org>; Jones, Tammy <TMJones@spokanecounty.org>; Jordan, Jess <dale.j.jordan@usace.army.mil>; kayc <kayc@wsdot.wa.gov>; Keller, Kevin <kkeller@spokanepolice.org>; Kells, Patty <pkells@spokanecity.org>; Kincheloe, Melanie <meki461@ecy.wa.gov>; Kokot, Dave <dkokot@spokanecity.org>; tlimon <tlimon@spokanetransit.com>; Lisa Corcoran <lcorcoran@spokaneairports.net>; Main, Steve <smain@srhd.org>; Marsh, Denise <Denise.Marsh@avistacorp.com>; McClure, Jeff <Jmclure@cheneyisd.org>; Meyer, Eric <emeyer@srhd.org>; Miller, Katherine E <kemiller@spokanecity.org>; Moore, James <JMOORE@spokanecounty.org>; Moore, Michael <michael.s.moore@williams.com>; Morris, Mike <mmorris@spokanecity.org>; Murphy, Dermott G.

Owen, Melissa

From: Halbig, Bobby
Sent: Wednesday, May 17, 2023 9:54 AM
To: Owen, Melissa
Cc: Okihara, Gerald; Eveland, Marcus; Dobson, Harley
Subject: Z23-190PPUD Beard Addition Long Plat
Attachments: 05-17-23 Notes.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Adam,

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.

Best regards,



Bobby Halbig | City of Spokane | Traffic Engineering Specialist I, Traffic Operations
509.232-8846 | fax 509.232.8830 | bhalbig@spokanecity.org | spokanecity.org





STREET DEPARTMENT
901 N. NELSON ST.
SPOKANE, WASHINGTON
99202-3769
509.232.8800
FAX 509.232.8830

DATE: May 17th, 2023
TO: Melissa Owen, Development Services
FROM: Bobby Halbig, Street Department
SUBJECT: Plan Review
PROJECT #: **Z23-190 Beard Addition PUD Long Plat**

We have reviewed the design plans and have the following comment(s).

General

- 1 Please provide a signing and striping plan, with trees, with construction submittal.

Gerald Okihara, P.E.

Marcus Eveland

Harley Dobson

Owen, Melissa

From: Grandview-Thorpe Neighborhood Council <grandviewthorpe@hotmail.com>
Sent: Wednesday, May 17, 2023 10:16 PM
To: Owen, Melissa
Subject: Re: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023
Attachments: Beard Comments.docx; Beard Addition PHS.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Melissa,

Attached, please find comments from the Grandview-Thorpe Neighborhood Council regarding this Beard Addition.

Thank you.

Joy Sheikh
Chair, Grandview-Thorpe Neighborhood Council

From: Kiehn, Amanda <akiehn@spokanecity.org>
Sent: Friday, May 5, 2023 3:19 PM
To: grandviewthorpe@hotmail.com <grandviewthorpe@hotmail.com>; Molly Marshall <molly.marshall475@gmail.com>; rosengrant.debbie@gmail.com <rosengrant.debbie@gmail.com>; Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Lori Barlow <lbarlow@spokanecity.org>; mbasinger <mbasinger@spokanecity.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Cannon, Mike <mcannon@spokanecity.org>; Carson, Barb <BarbCa@spokaneschools.org>; Chanse, Andrew <achanse@spokanecity.org>; Chesney, Scott <schesney@spokanecity.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@spokanecity.org>; Deatrich, Kerry <kdeatrich@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; distrate (dcistrate@spokanecity.org) <dcistrate@spokanecity.org>; DNR Aquatics <dnrrealeasingrivers@dnr.wa.gov>; Duvall, Megan <mduvall@spokanecity.org>; Eliason, Joelle <jeliason@spokanecity.org>; Engineering Admin <eraea@spokanecity.org>; Eugene Aushev <Eugene.Aushev@avistacorp.com>; Eveland, Marcus <mceland@spokanecity.org>; Feist, Marlene <mfeist@spokanecity.org>; Figg, Greg <figgg@wsdot.wa.gov>; Fisher, Matt <MFIS461@ecy.wa.gov>; Forsyth, Greg <GregoryF@spokaneschools.org>; Fredrickson, Beryl <bfredrickson@spokanecity.org>; Gardner, Spencer <sgardner@spokanecity.org>; Gennett, Raylene <rgennett@spokanecity.org>; Graff, Joel <jgraff@spokanecity.org>; Greene, Barry <BGreene@spokanecity.org>; Halbig, Bobby <bhalbig@spokanecity.org>; Hamad, Nicholas <nhamad@spokanecity.org>; Hanson, Rich <rahanson@spokanecity.org>; Hanson, Tonilee <sajbinfo@gmail.com>; Harris, Clint E. <ceharris@spokanecity.org>; Hayden, Adam <ahayden@spokanecity.org>; Hughes, Rick <rhughes@spokanecity.org>; Jeff Lawlor <jlawlor@dfw.wa.gov>; John Conklin <jconklin@spokanecity.org>; Johnson, Erik D. <edjohnson@spokanecity.org>; Johnson, Jeffrey <johnson.64@us.af.mil>; Jones, Garrett <gjones@spokanecity.org>; Jones, Tammy <TMJones@spokanecity.org>; Jordan, Jess

The Grandview neighborhood consists of approximately 400 homes. Approximately 1000 additional homes are currently in the permitting process for this area more than tripling the size of our neighborhood. We have numerous and serious concerns.

1. Transportation/Traffic

17th Ave provides the only ingress/egress from the neighborhood. Normal traffic flow utilizes 16th Ave to access US 195 and Sunset or Grandview Ave to Rustle Rd and Sunset. The intersection of US 195 and 16th has a level of service(LOS) of F (failing). SRTC Study 2021 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. Evacuation is an extreme concern.

Grandview Ave. has multiple potholes, no shoulders, and no sidewalks between W 16th and Rustle Rd. 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. The restructure of this road is tied to a different development that is currently on hold. This is the only route for pedestrians to access the STA stop on Sunset and Rustle Rd (.7 miles). The current construction of Rustle Rd, Sunset Blvd and Assembly are not standard and present multiple hazardous situations. More importantly, they do not support traffic flow. 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.

If approved, traffic resulting from this development will significantly increase traffic congestion, air pollution, and exacerbate known public safety issues. Transportation infrastructure is already not adequate to support current residents.

2. Public Facilities

Public facility infrastructure is severely lacking. 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. All services are accessed by personal transportation, there is no public transportation. From Grandview Park, the nearest STA stop is 1.4 miles away. Grandview neighborhood's police resource officer is physically located at the East Central community center. Both Grandview and West Hills have seen an uptick in crime with the introduction of various shelters in our neighborhoods.

3. Sewer/ Water/ Infill

The applicant states this project is along 21st Ave. ROW, where existing services and facilities are in place and can be feasibly extended into the development during construction of 21st Ave. The preliminary plat map package attached with the application does not indicate construction plans for 21st Ave. The applicant states the proposed development is located within the UGA and the City of Spokane, where public facilities exist adjacent to or in the nearby vicinity. 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. This physical barrier limits City services to the

development parcels. Applicant states there is no ground water, however there are three wetlands on site.

Three City policies passed February 27, 2019 are aimed at more housing development and homeownership in residential areas. Mostly located near Spokane Growth Centers and Corridors. This development is not near a Center and Corridor and in fact has limited access to public transportation. This applicant states it's over 2 miles to the nearest Center & Corridor. These 2 plus miles have minimal to no pedestrian sidewalks, ADA compliant pathways, direct connection to trails, and an elevation difference of 460+/-.

The infill policies (February 27, 2019) continue to state that this policy addresses development of vacant lots, and parcels in an already built-up area, also called infill development. Using the City ARCGIS system these parcels are not indicated as parcels with development potential, either commercial or residential. (NAPS.ARCGIS.com)

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

Applicant states at this time there are no other planned additions, expansions or further activity related to or connected with this proposal. However, under item 10. The applicant states there is a plat alteration for the lots along 21st Avenue, Cumberland Lane, and Beard Drive that are under the same ownership. As part of that plat alteration, the five lots along Westridge Lane (25263.3001, 25263.3002, 25263.3101, 25263.3102 and 25263.3103) will be combined into two lots that will be subdivided as part of this plat, and both Westridge and Cumberland Lanes will be dedicated as public Right-of-Way. At the time of public hearing, the lots along Westridge Lane will be two residential lots. As part of the PUD/preliminary plat, a CUP and wetland permit will be required.

4. 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?

SEPA

B. Environmental Elements

1. Earth

Response: a. 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

b. The existing topography indicates slope steeper than 45+/-

5. Priority Habitat and Species/Wildlife

Hérons, 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. Please see attached report.

We do not support this development because the infrastructure is not in place to support this increase in density. There are so many deficiencies. We believe this development does not meet the intent of the City of Spokane Comprehensive Plan in many areas to include the following:

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.

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.

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.

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.

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.

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.

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.

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.**

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



Priority Habitats and Species on the Web



Report Date: 04/10/2023, Parcel ID: 25263.2907

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Mule deer	N/A	N/A	No
Freshwater Emergent Wetland	N/A	N/A	No
Big brown bat	N/A	N/A	Yes
Townsend's Big-eared Bat	N/A	Candidate	Yes

PHS Species/Habitats Details:

Mule deer	
Scientific Name	<i>Odocoileus hemionus hemionus</i>
Priority Area	Regular Concentration
Site Name	LINCOLN-SPOKANE MULE DEER HERD
Accuracy	1/4 mile (Quarter Section)
Notes	REGULAR CONCENTRATION IN WINTER TIME IN AREAS OF SHRUB. DEER ARE CONCENTRATED ON THE EDGE OF AG IN SHRUBS AND SPARCER TREED HABITAT. SOUTHERN EDGE OF LAKEROOSEVELT AND LAKE SPOKANE. MORE COMMONLY UTILIZING WINTER WHEAT AREAS.
Source Record	920012
Source Dataset	PHSREGION
Source Name	ATAMIAN, MIKE
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00612
Geometry Type	Polygons

Freshwater Emergent Wetland	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Freshwater Emergent Wetland - NWI Code: PEM1C
Source Dataset	NWIWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

Big brown bat	
Scientific Name	<i>Eptesicus fuscus</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00605

Townsend's Big-eared Bat	
Scientific Name	<i>Corynorhinus townsendii</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
State Status	Candidate
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00027

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

Owen, Melissa

From: Owen, Melissa
Sent: Thursday, May 25, 2023 11:28 AM
To: Jamie Reed; Kiehn, Amanda
Subject: RE: Beard Addition Preliminary PUD Long Plat and Wetland CUP (Type III) – Request for Comments Response

Jamie,

Thank you for your email. I will include your communications for the hearing examiner and forward your comments to the applicant. With regard to pedestrian facilities, the proposal includes separated sidewalk on both sides of public streets meeting the basic street standards for development under the Spokane Municipal Code. Please see pages 3-5 in the linked development map package <https://static.spokanecity.org/documents/projects/beard-addition-pud-long-plat-and-wetland-modification-cup/preliminary-plat-map-package.pdf>.

I have included Amanda Kiehn in this email as she can add you to the routing list for land use actions that are sent out for agency review. Local school districts are included in the list; however, we rely on each agency to update us when contacts change.

For additional coordination in general I would suggest reaching out to the City's Planning Director. The city is undergoing modification to its Comprehensive Plan now, but this is undertaken by our long-range planning group and not by current planners like me who implement already adopted codes for new public or private development. Spencer Gardner can be reached at 509-625-6097 or at sgardner@spokanecity.org.

Amanda – if you could please add Jamie Reed to the routing list for the DSC it would be appreciated. Thank you.

Development Services Center is open Monday-Friday 8 am – 5 pm in person, [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Jamie Reed <jreed@cheneyisd.org>
Sent: Wednesday, May 17, 2023 4:59 PM
To: Owen, Melissa <mowen@spokanecity.org>
Subject: Beard Addition Preliminary PUD Long Plat and Wetland CUP (Type III) – Request for Comments Response

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Melissa,

This is in response to the changes to the land located at 3929 W. Grandview Road, Spokane, WA 99224, parcel 25263.0051 to 199 single family homes. On average a single family household brings .75 students into our school

system. With this, the growth of 199 homes will result in approximately 150 additional students in Cheney Public Schools. This growth means the addition of at least 6 additional teachers and classrooms in spaces that are already at or near capacity. We are in the process of working through a long range facility plan to help address the growth across the Cheney School District and would like the opportunity to discuss how we can partner with the City of Spokane on growth area's with in our district for support from developers in supporting the necessary school facilities. 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.

In addition, how would we go about adding Cheney School District to the list of Other Agencies to receive applications and the chance to provide comments?

Thank you,

Jamie Reed
Finance Director
Cheney Public Schools #360
Phone: 509-559-4501
E-mail: jreed@cheneysd.org

Owen, Melissa

From: Anderson, Cindy (ECY) <CYAN461@ECY.WA.GOV>
Sent: Thursday, May 18, 2023 9:17 AM
To: Owen, Melissa
Cc: toddw@whipplece.com
Subject: ECOLOGY COMMENTS: 202302155 Beard Addition Preliminary PUD Long Plat and Wetland CUP (Type III) (M Owen)
Attachments: (Owen, M)202302155.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello;

Ecology submits the attached comments for your project.

If you have any questions regarding the comments made, please contact the staff member listed in the attached letter.

For SEPA process questions, please contact Cindy Anderson, ERO SEPA Planner at (509) 655-1541 or via email at Cindy.Anderson@ecy.wa.gov.

Please continue to submit SEPA proposals and accompanying documents to the SEPA Register at separegister@ecy.wa.gov.

Thank you.



~Cindy

Cindy Anderson, CFM

SEPA Planner, SEA-ERO | Dept. of Ecology | 509-655-1541 work cell

Email: Cindy.Anderson@ecy.wa.gov

Work Hours: M-Th, 6a-4:30p Off on Fridays
In ERO office on Tuesdays, 9a-3p,
Telework all day on M, W-Th; T 6-9a/3-4:30p

Visit the [SEPA Homepage](#) to learn more about SEPA and how it applies to you and your project.

Please note: This communication is public record and may be subject to disclosure as per the Washington State Public Records Act, RCW 42.56.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

May 18, 2023

Melissa Owen
Assistant Planner
City of Spokane Planning & Development
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329

Re: Beard Addition Preliminary PUD Long Plat and Wetland CUP (Type III)
File: Z23-190PPUD

Dear Melissa Owen:

Thank you for the opportunity to provide comments regarding the Beard Addition Preliminary PUD Long Plat and Wetland CUP (Type III) project (Proponent: Whipple Consulting Engineers, Inc.). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Hazardous Waste and Toxics Reduction Program

Please keep in mind that during the construction activities associated with the Beard Addition Preliminary PUD Long Plat and Wetland CUP (Type III) project, some construction-related wastes produced may qualify as dangerous wastes in Washington State. Some of these wastes include:

- Absorbent material
- Aerosol cans
- Asbestos-containing materials
- Lead-containing materials
- PCB-containing light ballasts
- Waste paint
- Waste paint thinner
- Sanding dust
- Treated wood

The Construction and demolition website has a more comprehensive list and a link to help identifying and designating your wastes. You will [find this information online](#).

The applicant, as the facility generating the waste, bears the responsibility for all construction waste. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste. Find the information about how to sample and what to test for at the above linked website.

For more information and technical assistance, contact Alex Bergh at (509) 385-5539 or via email at Alexandra.Bergh@ecy.wa.gov.

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.

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.

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 or by telephone at (360) 407-6066.

State Environmental Policy Act (SEPA)

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

For information on the SEPA Process, please contact Cindy Anderson at (509) 655-1541 or via email at Cindy.Anderson@ecy.wa.gov.

To receive more guidance on or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology
Eastern Regional Office
(Ecology File: 202302155)

Ec: Todd Whipple, PE, President, Whipple Consulting Engineers, Inc.

Owen, Melissa

From: Sacco, Joe <Joe.Sacco@srec911.org>
Sent: Thursday, May 18, 2023 9:28 AM
To: Owen, Melissa
Subject: FW: Beard Addition Plat

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Melissa.

I submitted some comments on the road naming for the Beard Plat in response to Erik, but wanted to make sure these made it to you.

Please let me know if you have any questions or would like to have a conversation about this.

Thanks,
Joe

Joe Sacco | GIS Manager | 509.202.7824



From: Sacco, Joe
Sent: Wednesday, May 17, 2023 12:11 AM
To: Johnson, Erik D. <edjohnson@spokanecity.org>; Development Services Center Addressing <eradsca@spokanecity.org>
Cc: SREC - GIS <gis@srec911.org>
Subject: RE: Beard Addition Plat

Thanks for the inquiry, Erik.

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.

[Section 17D.050A.060 Roadway Naming Standards](#)

N. Roadway names shall not include a directional prefix (e.g., "W. West Washington Rd.").

Owen, Melissa

From: Kokot, Dave
Sent: Thursday, May 18, 2023 10:48 AM
To: Owen, Melissa
Subject: RE: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023

Follow Up Flag: Follow up
Flag Status: Flagged

1. The plans do not show the grade of the access streets. There are several locations in which it appears to exceed 10%.
2. 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.

I would think that they could not start this project without completing 21st. I recall seeing something on that, but was not able to locate it.

David F. Kokot, P.E. | Spokane Fire Department | Fire Protection Engineer
509.625-7056 | fax 509.625.7006 | dkokot@spokanefire.org | spokanefire.org



We enhance your quality of life, always earning your trust, by saving lives, preventing harm and protecting property with compassion and integrity.

From: Kiehn, Amanda <akiehn@spokanecity.org>
Sent: Friday, May 5, 2023 3:19 PM
To: grandviewthorpe@hotmail.com; Molly Marshall <molly.marshall475@gmail.com>; rosengrant.debbie@gmail.com; Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Cannon, Mike <mcannon@spokanecity.org>; Carson, Barb <BarbCa@spokaneschools.org>; Chanse, Andrew <achanse@spokanelibrary.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@spokanecity.org>; Deatrich, Kerry <kdeatrich@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; distrate (dcistrate@spokanecounty.org) <dcistrate@spokanecounty.org>; DNR Aquatics <dnrreaqualeasingrivers@dnr.wa.gov>; Duvall, Megan <mduvall@spokanecity.org>; Eliason, Joelle <jeliason@spokanecity.org>; Engineering Admin <eraea@spokanecity.org>; Eugene Aushev <Eugene.Aushev@avistacorp.com>; Eveland, Marcus <meveland@spokanecity.org>; Feist, Marlene <mfeist@spokanecity.org>; Figg, Greg <figgg@wsdot.wa.gov>; Fisher, Matt <MFIS461@ecy.wa.gov>; Forsyth, Greg <GregoryF@spokaneschools.org>; Fredrickson, Beryl <bfredrickson@spokanecity.org>; Gardner, Spencer <sgardner@spokanecity.org>; Gennett, Raylene <rgennett@spokanecity.org>; Graff, Joel <jgraff@spokanecity.org>; Greene, Barry <BGreene@spokanecounty.org>; Halbig, Bobby <bhalbig@spokanecity.org>; Hamad, Nicholas <nhamad@spokanecity.org>; Hanson, Rich <rahanson@spokanecity.org>; Hanson, Tonilee <sajbinfo@gmail.com>; Harris, Clint E. <ceharris@spokanecity.org>;

Owen, Melissa

From: Deatrich, Kerry
Sent: Thursday, May 18, 2023 11:04 AM
To: Owen, Melissa
Cc: Hughes, Rick
Subject: RE: Urgent! Comments Due Tomorrow 5/19!

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Melissa

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.

Kerry Deatrich

Refuse District Supervisor
City of Spokane/Solid Waste Collection
915 N. Nelson St Spokane WA 99202-3769
(509) 625-7871
kdeatrich@spokanecity.org

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Monday, May 8, 2023 4:13 PM
Subject: RE: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023

Good afternoon,

A direct link to the project page for this land use – Beard Addition PUD Plat and Wetland Modification CUP – is now available. Please go to <https://my.spokanecity.org/projects/beard-addition-pud-long-plat-and-wetland-modification-cup/> to review all documents noted in the email chain below. Thank you.

Development Services Center is open Monday-Friday 8 am – 5 pm in person, [online](#) or over the phone at 509.625.6300!



Owen, Melissa

From: Figg, Greg <FiggG@wsdot.wa.gov>
Sent: Thursday, May 18, 2023 12:02 PM
To: Owen, Melissa
Cc: kayc; Note, Inga
Subject: RE: [EXTERNAL] RE: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good Morning Melissa,

Thank you for providing us with the trip generation and distribution letter on Monday for the above project. WSDOT has completed an initial review of this letter and offers the following comments. WSDOT would also like to request an additional two-week review period consistent with what City Engineering Services has requested to finalize our review of this document and provide follow up comments. Please let me know if you have any questions on these comments.

Initial WSDOT comments:

1. 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.
2. 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.

Thank you,

Greg Figg
Development Services Manager
WSDOT Eastern Region
(509) 324-6199

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Monday, May 15, 2023 12:43 PM
To: Figg, Greg <FiggG@wsdot.wa.gov>; Note, Inga <inote@spokanecity.org>

Owen, Melissa

From: Figg, Greg <FiggG@wsdot.wa.gov>
Sent: Monday, June 5, 2023 3:52 PM
To: Owen, Melissa
Cc: kayc; Note, Inga; Bjordahl, Mike
Subject: RE: [EXTERNAL] RE: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good Afternoon Melissa,

We do not have any additional comments on this study other than the ones shown below.
Thanks,

Greg Figg
Development Services Manager
WSDOT Eastern Region
(509) 324-6199

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Monday, June 5, 2023 2:19 PM
To: Figg, Greg <FiggG@wsdot.wa.gov>
Cc: Kay, Charlene <KayC@wsdot.wa.gov>; Note, Inga <inote@spokanecity.org>
Subject: RE: [EXTERNAL] RE: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023

Greg – do you have any updates to the comments below? Comments were due by the end of the day last Friday based on a two-week agency review extension. If you don't have other comments, I am happy to continue to utilize the below comments sent on May 18th for WSDOT's comments related to the Beard PUD plat and wetland modification application.

Thank you.

Development Services Center is open Monday-Friday 8 am – 5 pm in person, [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



Owen, Melissa

From: Davis, Marcia
Sent: Thursday, May 18, 2023 3:50 PM
To: Owen, Melissa; Nilsson, Mike
Cc: Fredrickson, Beryl; Naake, Colin; Papich, Mark
Subject: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023

Follow Up Flag: Follow up
Flag Status: Flagged

Melissa and Mike.

We have several water and sewer concerns on this development.

WATER:

- 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 addition 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.
- 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.

SEWER:

- The sewer system has adequate capacity.
- 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.
-

Marcia Davis, PE | City of Spokane | Interim Director
Integrated Capital Management
509.625.6398 | mdavis@spokanecity.org

Remote work contact: 509.570.4162

Owen, Melissa

From: Brown, Eldon
Sent: Friday, June 2, 2023 2:38 PM
To: Owen, Melissa
Cc: Johnson, Erik D.
Subject: FW: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023

Melissa,

I'm forwarding information from ICM regarding water service to the Beard Plat in the Highland Pressure Zone.

Eldon

Development Services Center is open Monday-Friday, 8 am – 5 pm, in person, [online](#), or over the phone at 509.625.6300



Eldon Brown

City of Spokane | Principal Engineer of Planning and Development Services
509.625.6305 | fax 509.625.6013 | ebrown@spokanecity.org | spokanecity.org



From: Davis, Marcia <mdavis@spokanecity.org>
Sent: Thursday, June 01, 2023 1:09 PM
To: Johnson, Erik D. <edjohnson@spokanecity.org>; Fredrickson, Beryl <bfredrickson@spokanecity.org>
Cc: Brown, Eldon <ebrown@spokanecity.org>; Naake, Colin <cnaake@spokanecity.org>; Nilsson, Mike <mnilsson@spokanecity.org>
Subject: RE: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023

Erik,
It is difficult to calculate the exact number of units that can be constructed before the new booster station is in operation because of the variables to the method we have used. The short answer is 34 ERUs (standard single-family units) are available in Highland Pressure Zone until the new booster station is in operation.

Here is the back story. We calculated capacity in the WSP based the number of active meters in 2020. We don't have a straightforward way to count how many meters were installed since 2020. We think meters equal to 73 ERUs have been installed from these developments.

- City View Apt (144 units) ERU count of **29**.
- Passages Respite Home ERU count of **10**.
- Parthenon Pointe Apt (168 Units) ERU count of **34** likely.

In addition, 113 have been approved but not constructed yet.

- West Wood Hills Fourth ERU count of **17** (not yet constructed)

- Grandview Addition Single Fam ERU count of **96** Prelim Plat

There was 536 gpm available in 2020. Using the calculated PHD of 2.42 gpm/ERU gives us a total of 220 ERUs available. $220 - 73 - 113 = 34$

We are working on a method to use in the future that is simpler and easier to follow.

Marcia Davis, PE | City of Spokane | Interim Director
509.625.6398 *Remote work contact: 509.570.4162*

From: Johnson, Erik D. <edjohnson@spokanecity.org>
Sent: Tuesday, May 23, 2023 2:27 PM
To: Fredrickson, Beryl <bfredrickson@spokanecity.org>; Davis, Marcia <mdavis@spokanecity.org>
Cc: Brown, Eldon <ebrown@spokanecity.org>
Subject: FW: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023

So regarding the **highlighted** text below, can you give us a number of lots that could be constructed prior to the booster station becoming operational?

Thanks,
Erik

From: Davis, Marcia <mdavis@spokanecity.org>
Sent: Thursday, May 18, 2023 3:50 PM
To: Owen, Melissa <mowen@spokanecity.org>; Nilsson, Mike <mnilsson@spokanecity.org>
Cc: Fredrickson, Beryl <bfredrickson@spokanecity.org>; Naake, Colin <cnaake@spokanecity.org>; Papich, Mark <mpapich@spokanecity.org>
Subject: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023

Melissa and Mike.

We have several water and sewer concerns on this development.

WATER:

- 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 addition 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.
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SEWER:

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- 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.

•

Marcia Davis, PE | City of Spokane | Interim Director

Integrated Capital Management

509.625.6398 | mdavis@spokanecity.org

Remote work contact: 509.570.4162

Owen, Melissa

From: Owen, Melissa
Sent: Thursday, May 25, 2023 11:02 AM
To: Limon, Tara
Subject: RE: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023

Tara,
Thank you for reviewing this plat. STA will need to work with the individual property owners to address any requests by STA related to future fixed-route service as your public transit planning for this area progresses.

Sidewalks on both sides of the street within the proposed PUD Plat boundaries are required as part of the basic street development standards for the creation of new lots within the City of Spokane. The applicant has not submitted any design variance to engineering requesting modification to these street standards and any modification request or approval of such a request would need to meet criteria found in the SMC associated with the requested deviation.

Thank you again for your time and attention.

Development Services Center is open Monday-Friday 8 am – 5 pm in person, [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Limon, Tara <tlimon@spokanetransit.com>
Sent: Thursday, May 18, 2023 4:19 PM
To: Owen, Melissa <mowen@spokanecity.org>
Subject: RE: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello Melissa,
Here is STA's comment, please let me know if there are any questions or concerns.

Spokane Transit currently does not provide fixed route transit service to the project site. While there are no current plans for fixed route service to the project area, Grandview at Garden Springs may be a candidate for bus service in the future. Please identify prospective locations for future bus stops near Grandview at Garden Springs that can be added later in a way without dramatically altering stormwater swales or other features in the right of way. Please include sidewalks along both sides of the threat from this project to Garden Springs and Grandview. Please coordinate sidewalk plans to ensure an ADA boarding and alighting pad is adjacent to the roadway.

Thank you,

Tara Limon

Associate Transit Planner

Office: (509) 343-1692

spokanetransit.com

[Sign up](#) for regular STA text and email updates

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From: Owen, Melissa <mowen@spokanecity.org>

Sent: Monday, May 8, 2023 4:13 PM

To: Owen, Melissa <mowen@spokanecity.org>; grandviewthorpe@hotmail.com; Molly Marshall <molly.marshall475@gmail.com>; rosengrant.debbie@gmail.com; Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Cannon, Mike <mcannon@spokanecity.org>; Barb Carson <BarbCa@spokaneschools.org>; Chanse, Andrew <achanse@spokanelibrary.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@spokanecity.org>; Deatrich, Kerry <kdeatrich@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; distrate (dcistrate@spokanecounty.org) <dcistrate@spokanecounty.org>; DNR Aquatics <dnrreaqualeasingrivers@dnr.wa.gov>; Duvall, Megan <mduvall@spokanecity.org>; Eliason, Joelle <jeliason@spokanecity.org>; Engineering Admin <eraea@spokanecity.org>; Eugene Aushev <Eugene.Aushev@avistacorp.com>; Eveland, Marcus <meveland@spokanecity.org>; Feist, Marlene <mfeist@spokanecity.org>; Figg, Greg <figgg@wsdot.wa.gov>; Fisher, Matt <MFIS461@ecy.wa.gov>; Forsyth, Greg <GregoryF@spokaneschools.org>; Fredrickson, Beryl <bfredrickson@spokanecity.org>; Gardner, Spencer <sgardner@spokanecity.org>; Gennett, Raylene <rgennett@spokanecity.org>; Graff, Joel <jgraff@spokanecity.org>; Greene, Barry <BGreene@spokanecounty.org>; Halbig, Bobby <bhalbig@spokanecity.org>; Hamad, Nicholas <nhamad@spokanecity.org>; Hanson, Rich <rahanson@spokanecity.org>; Hanson, Tonilee <sajbinfo@gmail.com>; Harris, Clint E. <ceharris@spokanecity.org>; Hayden, Adam <ahayden@spokanecity.org>; Hughes, Rick <rhughes@spokanecity.org>; Jeff Lawlor <jeffrey.lawlor@dfw.wa.gov>; John Conklin <jconklin@spokanecleanair.org>; Johnson, Erik D. <edjohnson@spokanecity.org>; Johnson, Jeffrey <jeffrey.johnson.64@us.af.mil>; Jones, Garrett <gjones@spokanecity.org>; Jones, Tammy <TMJones@spokanecounty.org>; Jordan, Jess <dale.j.jordan@usace.army.mil>; kayc <kayc@wsdot.wa.gov>; Keller, Kevin <kkeller@spokanepolice.org>; Kells, Patty <pkells@spokanecity.org>; Kincheloe, Melanie <meki461@ecy.wa.gov>; Kokot, Dave <dkokot@spokanecity.org>; Limon, Tara <tlimon@spokanetransit.com>; Lisa Corcoran <lcorcoran@spokaneairports.net>; Main, Steve <smain@srhd.org>; Marsh, Denise <Denise.Marsh@avistacorp.com>; McClure, Jeff <Jmclure@cheneyisd.org>; Meyer, Eric <emeyer@srhd.org>; Miller, Katherine E <kemiller@spokanecity.org>; Moore, James <JMOORE@spokanecounty.org>;

Owen, Melissa

From: Pruitt, Larissa <Larissa.Pruitt@avistacorp.com>
Sent: Friday, May 19, 2023 1:07 PM
To: Owen, Melissa
Subject: RE: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Melissa,

I don't see any easements for dry utilities anywhere on the plat. Avista would like to request that 10' wide dry utility easements be provided along the front of each lot, along with the following dedication language on the face of the plat:

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.

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.

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

Thank you,


Larissa Pruitt
Real Estate Representative



1411 East Mission Ave | MSC-25 | Spokane WA 99220-3727

Office (509) 495-4248 | Cell (509) 435-7440

larissa.pruitt@avistacorp.com

Call  before you dig.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Monday, May 8, 2023 4:13 PM
To: Owen, Melissa <mowen@spokanecity.org>; grandviewthorpe@hotmail.com; Molly Marshall <molly.marshall475@gmail.com>; rosengrant.debbie@gmail.com; Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>;

Planning comments – Initial Request for Comments

File No: Z23-190PPUD

Subject: Beard Addition Planned Unit Development (PUD) Long Plat and Wetland Modification
Conditional Use Permit (CUP)

The following comments have been provided by planning absent coordination from City Engineering and should be considered draft at this time. When engineering comments are received, planning may have additional comments or modifications to the below. I will work to clearly outline any comments added, amended, or removed, based on coordination with engineering and other supporting departments like ICM and WSDOT as an agency with jurisdiction.

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.
2. Is there a particular reason for creating tracts A1 and A2?
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.
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.).
 - a. Please also note that the SMC places limitation on use of wetland and wetland buffers for stormwater treatment. Once planning can coordinate our comments with the city Engineering team, additional comments may be provided by planning regarding the wetland and stormwater. Please see 17E.070.110(G.2) and 17E.070.120(3).
 - b. Please also see wetland buffer comments from Ecology and Washing 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.
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).
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:

- 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.
- b. Any structures on the property proposed for demolition that are over 200 sq. ft. in size will require 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.

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

7. 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 issues with recording at the County.
8. 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.
9. 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.
10. 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.

General Comments.

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

11. 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 Plat and CUP application progresses through this application and approval process.
12. 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.
13. 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 reviewed for compliance with lot size and dimensional standards as this application progresses through preliminary and final plat consistent with table SMC 17C.110-3.
14. 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.

15. 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.
16. 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.
17. 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.
18. 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.).
19. 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.

Conditions of Approval

20. 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.
21. 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)
22. 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.
23. Consistent with 17E.070.110(H) structures are generally prohibited in the wetland buffer with limited exception outlined in the SMC.

Dedications to be added to the "final" PUD Plat Dedication Page.

1. Please add the following language to the dedication page for the PUD Plat alteration:
"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."
2. 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.

Planning comments – Initial Request for Comments (memo updated 06/07/2023)

File No: Z23-190PPUD

Subject: Beard Addition Planned Unit Development (PUD) Long Plat and Wetland Modification
Conditional Use Permit (CUP)

The following comments have been provided by planning and have been updated following coordination with staff from City Engineering in the DSC and ICM. Please note that amended comments have been highlighted in yellow in order that they stand out. Planning has highlighted not only their comments, but comments from other departments that have been added to this letter following sending you a draft comment letter on May 30, 2023.

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.
2. Is there a particular reason for creating tracts A1 and A2?
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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 tail may only be in the outer 25% of the wetland buffer. Currently the tail 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.).
 - a. Please also see wetland buffer comments from Ecology and Washing 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.
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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:
 - 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.
 - 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.

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.

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.
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.
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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.

General Comments.

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

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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.
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.
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.

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.
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.
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.
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 asst you in meting requirement/presumption under 17G.070.120(A.5.).
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.
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.

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

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).
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.
 - 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.

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.”
 - 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.

Owen, Melissa

From: Ken Van Voorhis <kvan@spvv.com>
Sent: Thursday, May 18, 2023 10:54 AM
To: Owen, Melissa
Subject: Beard Development

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Ms. Owen,

I would like to comment on the proposed Beard development. My concern about this proposed housing plat is that the proposed homes are not consistent with the development standards as set forth in Spokane municipal code. The developer is requesting variances on front, side and rear yards for the primary purpose of maximizing density. I am apposed to allowing this variance. I do not believe it reflects the values of our community and our neighborhood. I believe the size of this proposed development with these variances should not be tested on this specific parcel. These variances may be applicable on parcels that have minimal to no topographical challenges or where a true hardship for development has reasonable justification for such variance. Allowing these variances for the sole purpose of maximum density is not responsible and is inconsistent with the adjacent housing parcels. Please make comment to the proposed development that this is NOT an acceptable approach for these particular parcels with in the City of Spokane.

Respectfully
Kenneth L Van Voorhis
Spokane Citizen

Owen, Melissa

From: Debbie Rosengrant <rosengrant.debbie@gmail.com>
Sent: Friday, May 19, 2023 3:06 PM
To: Kiehn, Amanda; Brown, Eldon; Eliason, Joellie; eugene.Aushev@avistacorp.com; figg@wsdot.wa.gov; Halbig, Bobby; Harris, Clint E.; Johnson, Erik D.; Neighborhood Services; Nilsson, Mike; Note, Inga; Palmquist, Tami; Perkins, Johnnie; Pruitt, Larissa; Richman, James; Steele, David; Studer, Duane; Treasury Accounting; Owen, Melissa; Allyson Andrade Whipple; Hollenback, Joseph
Subject: Comments Beard Addition Preliminary PUD Long Plat & Wetland CUP (type III)

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

To Interested Parties, Spokane City Depts & Agencies with Jurisdiction. This is Debbie Robertson and this email is in response to the Request for Comments R\T the Beard Addition to West Bluff combined Preliminary PUD, Long Plat, Wetland Modification CUP Application submitted May of 2023 (Z 23-190 PPUD). Outlined by Whipple Consulting Engineering in the 3rd Community meeting (Via Map) was one of the main exits for the Beard Addition. The Exit starts North West off 21st Ave, proceeding East on Grandview Ave, continuing North down Hst to the stop sign at 17th. Then drivers can go down 16th or 17th Ave continuing out of the N-hood. Most parties refer to this Exit as the North Grandview \ 17th Ave Exit. When looking at the map you can see that Hst going North is currently going right through (2 Lots). The parcel #'s to those Lots are 25261.4003 & .4005. Those Lots are approved & Recorded Lots in the city of Spokane and yes Hst continues to go through those two Lots. I have been paying taxes on those Lots for approx 20 yrs with Not being able to build on them because of Hst going right through the Lots. And, as the map shows those 2 Lots do go West & but right up to the boundary line of the New House on Parcel # 25261.4002 Address 3604 W Grandview Ave. Just continuing to let others be aware that Hst is going through my Property.

Regards

Debbie Robertson

Owen, Melissa

From: Johnson, Erik D.
Sent: Tuesday, May 23, 2023 2:34 PM
To: Debbie Rosengrant; Brown, Eldon; Owen, Melissa; Nilsson, Mike; Palmquist, Tami
Subject: RE: Beard Addition to West Bluff Z 23 190 PPUD
Attachments: 3130-Signed Civil Plans.pdf

Good afternoon Debbie,

Infrastructure on 21st is planned as part of the "Alteration to Westridge" Plat. A copy of the approved construction plans is attached to this email. Looks like stubs are going in on both sides of the street.

Thanks,
Erik

From: Debbie Rosengrant <rosengrant.debbie@gmail.com>
Sent: Monday, May 22, 2023 11:39 AM
To: Johnson, Erik D. <edjohnson@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>; Owen, Melissa <mowen@spokanecity.org>; Nilsson, Mike <mnilsson@spokanecity.org>; Palmquist, Tami <tpalmquist@spokanecity.org>
Subject: Beard Addition to West Bluff Z 23 190 PPUD

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good Morning Erik & other City Dept individuals this is Debbie Robertson from here in Spokane. Will you please answer me a few questions? With the current plan of record for the Beard Addition to West Bluff Development in the Garden Springs area, are all the Infrastructure / utilities ie: Water, Sewer, Power, Gas, Phone, Cable etc being provided-placed to All the lots on 21st Ave? Meaning, to Both the North & South sides of 21st Ave as the Plat Map states ? We were told when 21st Ave was Developed that all the infrastructure was going to have to be completed to both sides of the street for 21st Ave to be complete and to City Standards. Is this a correct statement ?

Debbie Robertson

Owen, Melissa

From: DAHP SEPA (DAHP) <sepa@dahp.wa.gov>
Sent: Friday, May 26, 2023 3:16 PM
To: jfitzpatrick@plateau-crm.com
Cc: Owen, Melissa; Elenga, Maureen (DAHP)
Subject: RE: 2023-04-02458

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Justin,

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.

Please let me or Maureen know if you have any questions.

Have a good long weekend!

All the best,

Sydney Hanson, MA (she/her) | **Local Government Archaeologist**
Eastern Washington & Columbia River Counties
360.280.7563 | sydney.hanson@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

 Please consider the environment before printing this email

From: Justin Fitzpatrick <jfitzpatrick@plateau-crm.com>
Sent: Thursday, May 11, 2023 8:41 AM
To: DAHP SEPA (DAHP) <sepa@dahp.wa.gov>
Cc: 'Owen, Melissa' <mowen@spokanecity.org>
Subject: 2023-04-02458

External Email

Hello,

I have submitted the Beard Addition to West Bluff Report (2023-04-02458) on behalf of my client.

Thank you for your time,

Justin

Justin Fitzpatrick
Project Archaeologist/Essential Services Director
Plateau CRM
Office: 509-332-3830
JFitzpatrick@plateau-crm.com
plateau-crm.com

By providing industry-leading archaeological and cultural resource consulting services, Plateau CRM assists our Inland Northwest clients in planning for future developments while honoring and preserving the past.

Owen, Melissa

From: Justin Fitzpatrick <jfitzpatrick@plateau-crm.com>
Sent: Wednesday, May 31, 2023 11:32 AM
To: 'DAHP SEPA (DAHP)'
Cc: Owen, Melissa; 'Elenga, Maureen (DAHP)'
Subject: RE: 2023-04-02458

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello,

An HPI has been completed and the report has been resubmitted.

Thank you for your time,

Justin

Justin Fitzpatrick
Project Archaeologist/Essential Services Director
Plateau CRM
Office: 509-332-3830
JFitzpatrick@plateau-crm.com
plateau-crm.com

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To: jfitzpatrick@plateau-crm.com
Cc: 'Owen, Melissa' <mowen@spokanecity.org>; Elenga, Maureen (DAHP) <Maureen.Elenga@dahp.wa.gov>
Subject: RE: 2023-04-02458

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Please let me or Maureen know if you have any questions.

Have a good long weekend!

All the best,

Sydney Hanson, MA (she/her) | **Local Government Archaeologist**
Eastern Washington & Columbia River Counties
360.280.7563 | sydney.hanson@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

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External Email

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Thank you for your time,

Justin

Justin Fitzpatrick
Project Archaeologist/Essential Services Director
Plateau CRM
Office: 509-332-3830
JFitzpatrick@plateau-crm.com
plateau-crm.com

By providing industry-leading archaeological and cultural resource consulting services, Plateau CRM assists our Inland Northwest clients in planning for future developments while honoring and preserving the past.

MEMORANDUM



DATE: June 2, 2023

TO: Melissa Owen, Assistant Planner II

FROM: Erik Johnson, Engineering Technician IV

THROUGH: Eldon Brown, P.E., Principal Engineer

FILE NO: Z23-190PPUD

SUBJECT: Beard Addition Preliminary Long Plat

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

1. 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.
 - a) Please change Westridge Ln to a different name following City naming standards.
 - b) The Ln suffix must be replaced with St. or Rd. as these are going to be public streets.

General Comments

2. Any transportation impacts will be addressed by others.
3. 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.
4. 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.
4. 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.

Date: June 2, 2023

Comments: Z23-190PPUD, Beard Addition Preliminary Plat

(Continuation)

- 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.
 - 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.
5. 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.
- 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.
 - 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.
 - c) Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
 - 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.
 - 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.
 - f) The developer will be responsible for all costs associated with constructing storm water improvements necessary to serve the proposed plat.

Date: June 2, 2023

Comments: Z23-190PPUD, Beard Addition Preliminary Plat

(Continuation)

6. 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.
 - a) The developer will be responsible for all costs associated with design and construction of water improvements necessary to serve the proposed plat.
 - 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.
 - 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.
 - 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.

7. 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.
 - a) The developer will be responsible for all costs associated with design and construction of sanitary sewer improvements necessary to serve the proposed plat.
 - b) The sanitary sewer system shall be designed and constructed in accordance with City standards.
 - 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.

Date: June 2, 2023

Comments: Z23-190PPUD, Beard Addition Preliminary Plat

(Continuation)

8. 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.
 - a) Signing and striping plans, where appropriate, shall be included as part of the design submittal.
 - b) Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
 - c) Any grades exceeding 8% must be shown on the preliminary plat.
 - d) Garages shall be a minimum of 20 feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the 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.
 - 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.
 - g) The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.

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

9. 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.
10. 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, or by calling (509) 625-6999.
11. Lot plans, following the criteria outlined in the Spokane Regional Stormwater Manual Appendix 3C, must be submitted for review.
12. 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

Date: June 2, 2023

Comments: Z23-190PPUD, Beard Addition Preliminary Plat

(Continuation)

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.

- a) 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.
13. 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.
 14. 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.
 - a. 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.
 - b. 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.

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

15. 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.
16. 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.
17. 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.
18. 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

Date: June 2, 2023

Comments: Z23-190PPUD, Beard Addition Preliminary Plat

(Continuation)

maintenance of stormwater drainage easements on private property.

19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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

Date: June 2, 2023

Comments: Z23-190PPUD, Beard Addition Preliminary Plat

(Continuation)

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.

28. 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.
29. All street identification and traffic control signs required by this project will be the responsibility of the developer per SMC 17G.080.070.
30. 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.

cc: Developer Services File
Tami Palmquist, Director, Development Services Center
Mike Nilsson, P.E., Principal Engineer
Joel Taylor, EIT, Associate Engineer
Patty Kells, Traffic Engineering Assistant
Joelie Eliason, Engineering Technician IV

Owen, Melissa

From: Note, Inga
Sent: Tuesday, June 6, 2023 4:41 PM
To: Owen, Melissa
Cc: Brown, Eldon; Johnson, Erik D.; Eliason, Joelle; Greene, Barry; Figg, Greg
Subject: RE: [EXTERNAL] RE: Z23-190PPUD Beard Addition Preliminary PUD Long Plat and Wetland Modification (type III) - Request for Comments due May 19, 2023

Melissa,

Here's the revised language for condition #1.

1. 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.
2. 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.
3. Add a street stub west to parcel 25263.1908 to facilitate future street and utility connections if that area is subdivided.

Thanks
Inga