

October 13, 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.

Items identified below as required to be addressed prior to deeming the application Technically Complete need to be addressed before this application can be deemed Technically Complete and the application moved to Notice of Application and Public Hearing.

To assist in responding to required corrections this letter has been separated into two sections.

**Section 1.** includes content from comments received as part of the 2<sup>nd</sup> Request for Agency Review. Attachments herein are those specifically received in response to the 2<sup>nd</sup> request for agency comment. Comments that were carried over from the initial review to the 2<sup>nd</sup> agency review are in grey letters to differentiate new comments and corrections from those you have already reviewed and provided a response. Modified comments are in regular text and may include underlines to draw your attention to specific portions of a comment.

**Section 2.** includes content from the initial review. Agency Comments in this section have been retained and include conditions of approval as applicable. For Enclosures associated with Section 2., please refer to your comment letter dated June 7, 2023.

Please also note that the numbering system for this letter has been updated as follows:

- Corrections required to deem application Technically Complete: 1, 2, 3, ...
- Items to be address prior to approval of a final PUD/Plat: I, II, III, ...
- General comments: I, ii, iii, ...
- Conditions of Approval, Dedications, and SEPA Mitigation: A, B, C, ...

Should you have questions about the format of this letter, or you do not find this format helpful, please let me know so that I can modify correspondence for easier review and response by you as the applicant/applicant team and the public as this proposal moves through the land use application process.

## Section 1.

### **Planning:**

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

### **Wetland Buffer/Buffer Modification.**

It is our understanding that new wetland-related detail identifying a reduced wetland buffer was sent to the WA Department of Ecology Wetland/Shorelines Specialists on October 4, 2023. New information was received by Ecology only two days before the agency comment deadline which did not provide Ecology staff the necessary time to review and provide comment on this new/revised information (see communications from Matt Fisher below). Additionally, this new information has not been submitted to the City of Spokane and therefore has not been included in a formal request for comments by agencies with jurisdiction.

The following wetland-related comments/corrections required are based on currently submitted materials. These comments may change based on submittal of new material to the City for formal review and evaluation of code compliance.

1. Please submit any revised wetland material to City of Spokane as part of your response to this Technically Incomplete Letter so these materials can be included in the land use record and distributed as part of a formally noticed request for agency comment. Please note that Planning will review this material and provide comment as part of your next submittal intended to respond to this letter.
2. Please clarify/update description on PP6-PP11 that the existing platted lots in the wetland buffer area under Lennar ownership are being re-located outside of the wetland buffer as part of a separate land use action (Z23-108FPLT).
3. Please update description of existing platted lot under separate ownership (parcel 25263.2904) on sheets PP6-PP11 to clarify that this land is vacant and under separate ownership.
4. Since the proposed wetland buffer modification impacts parcel 25263.2904 under separate, private ownership by Debbie Robertson – please clarify how this proposed modification impacts this parcel and advise if these proposed changes have been communicated by the applicant to the impacted property owner.
5. 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 (the trail continues to be shown at 8’ wide while the response letter indicates that this correction was made). Please update maps to meet these requirements. See 17E070.110(G.1.).
6. Please update your outdoor space calculations as needed for any new modification to the wetland and wetland buffers (new wetland and buffer area sent to Dept. Of Ecology Oct 4, 2023, but revision not been submitted to the City of Spokane).
7. The City of Spokane disagrees with the applicant’s interpretation of the SMC regarding use of the wetland and associated buffer toward required open space in the PUD code – see 17G.070.030(E). 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). Wetlands and their associated buffers are regulated under the Wetlands Protection Chapter of the SMC (SMC 17E.070) and apply to all activities and development occurring in a wetland or

wetland buffer. Regulated activities in a wetland or wetland buffer include construction and maintenance of pervious trails (17E.070.040). These areas will be deed restricted with any permanent conditions imposed legibly shown and described in a permanent covenant with the property recorded with the Spokane County Auditor's Office prior to the issuance of any permit or at the time a plat is recorded (17E.070.090). Additionally, the buffer areas include structural setbacks from the identified buffers, further providing wetland protection at the buffer edge. etc. Please note that the City of Spokane will not be able to support portions of this application that do not address applicable code requirements in the SMC. Absent modification to the current proposal, a future staff report will include recommendations for hearing examiner consideration to address PUD open space requirements including limits on constrained land that may be utilized to meet open space requirements.

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

- I. 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.
- II. 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.
- III. 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 21<sup>st</sup> Avenue.
- IV. The SMC does not specifically identify that driveway coverage (or approach) limits may be modified under the PUD process. A separate engineering design variance would be required through engineering in the development services center. Engineering recommends review of any variance related to approaches/driveways at time of review for civil engineering plans associated with this development. Please also refer to Engineering General Comment (vii.e.) below that was included in the initial comment letter and continues to be included in this letter. 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.
- V. The easement recorded under AFN 9602140328 proposed to be released by the applicant will need to be completed prior to approval of the final plat or the plat modified to incorporate this easement if release is not obtained. Please note that the current easement appears to impact 10 lots adjoining proposed tracts A2, B, and C.
- VI. We are in receipt of DAHP's concurrence with the cultural resource survey that also addresses existing structures on the lot. With regard to existing structures:
  - 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 (assuming that any retained structures would not cross property lines).
  - 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.

- VII. We are in receipt of a deed restriction template for protected wetlands in Spokane County. Please note that any deed restriction templates utilized for this plat would need to be modified for the City of Spokane.

**General Comments.**

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

- i. Depending on the timing of the alteration to the Westridge Addition PUD, the legal descriptions for parcel included in this application may change. This will be reviewed as the PUD Plant and CUP application progresses through this application and approval process.
- ii. 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.
- iii. 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.
  - a. **Please note that B2 Lot 16 includes a rear lot dimension that appear to be incorrect.**
- iv. 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.
- v. 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.
- vi. 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.
- vii. 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.
- viii. 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.).
- ix. 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**

- A. 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.
- B. 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)
- C. 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.
- D. Consistent with 17E.070.110(H) structures are generally prohibited in the wetland buffer with limited exception outlined in the SMC.
- E. 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.
- F. 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 **(Connections within outer 25% of the wetland buffer area must be of a pervious surface and are limited to a maximum 5' width).**
- G. 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.**

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

- H. "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."
- I. 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:*

8. Please change 23rd and 24th to have Ave as the suffix instead of St.

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

- VIII. Addresses must be shown on the final plat. Address permits can be applied for at the City of Spokane permit center, or by emailing a request to [addressing@spokanecity.org](mailto:addressing@spokanecity.org).  
*Note from M. Owen: Address fees for 119 lots have been assessed and paid for under Z23-190PPUD.*
- IX. Lot plans, following the criteria outlined in the Spokane Regional Stormwater Manual Appendix 3C, must be submitted for review.
- X. 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.
- XI. 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.
- XII. 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.
- XIII. 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.
- XIV. Centerline Monuments must be set by a Licensed Surveyor at every intersection, the beginning and end of every horizontal curve, and at the center point of each cul-de-sac. Monuments must be installed following Section H of the City of Spokane Standard Plans. <https://static.spokanecity.org/documents/business/designstandards/2023/standard-plans-section-h-2023-04-19.pdf>.

If a monument cannot be set due to a manhole or other utility conflict, offsets must be scribed on the curbs. An as-built drawing of the offsets must be turned in with enough detail that the location can be calculated at a later time. These as built are required to be turned in to Construction Management before the project is considered complete.

### **General Comments.**

- i. Any transportation impacts will be addressed by others.

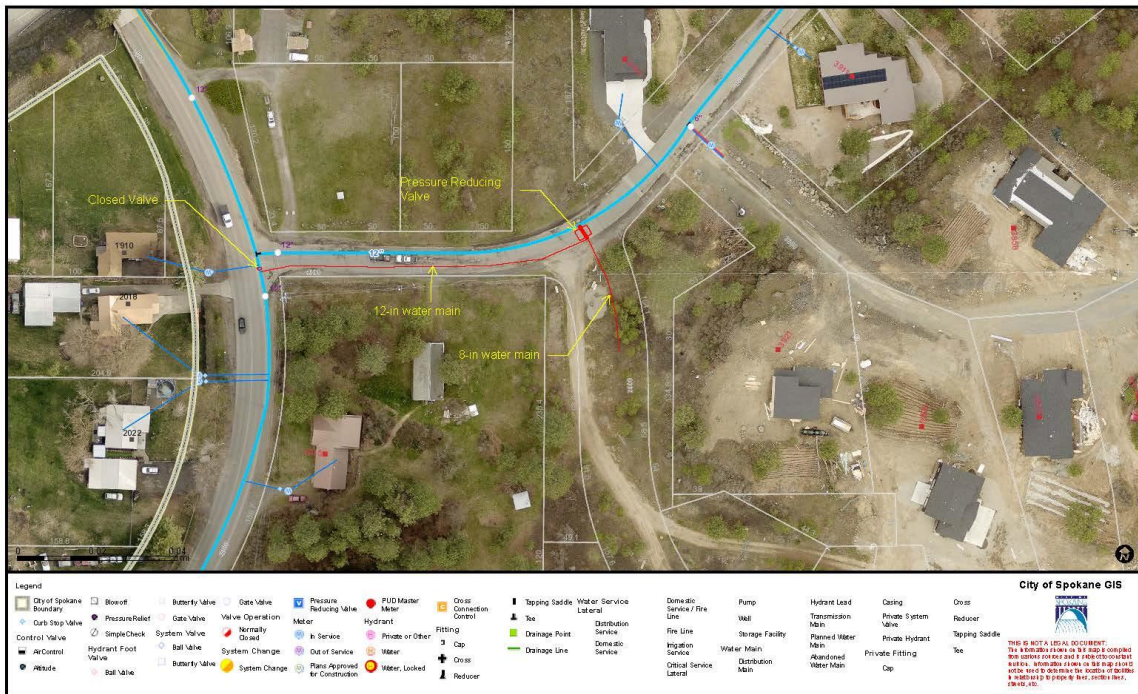
Note from M. Owen: transportation impact fees are found under SMC 17D.075. Any questions about impact fees may be directed to Inga Note at 509- 625-6331.

- ii. Construction 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.
- iii. 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.
- iv. 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.
- v. 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.
  - vi. This plat will need to be incorporated into the SIA Water Pressure Zone. However, current water demands in this pressure zone are challenging the City's ability to supply water in accordance with engineering standards and regulations for fire flow. Thus, until an analysis of the City's water system in the West Plains Area is complete and needed improvements to the water system have been identified and addressed, all new connections to the water system must wait until the new SIA#3 Water Storage Tank, currently under construction, is complete and operational. The Tank is anticipated to be operational by the end of 2024. Connection to the water system may be allowed sooner, depending on conclusions from the water analysis and based on the amount of water requested and timing of the proposed development.
    - a. Connecting this plat into the SIA Water Pressure Zone is a concept that has been discussed by City Staff and the developer. To implement this concept, the developer will be required to do the following:
      - i. Install a closed valve into the existing 12" water main in Garden Springs Rd. just south of where Grandview's water main connects into Garden Springs. From this valve, a new 12" water main must be installed in Grandview, east to the intersection of 21Aveue and Grandview. At this intersection, a new Pressure Reducing Valve (PRV) assembly, connecting the two 12-inch mains, will need to be installed. This is where a new 8" water main from 21<sup>st</sup> will connect (See sketch). Since the existing 12-inch water main in Garden Springs from Abbott Road to Grandview will be converted from the Highland Pressure Zone to the SIA Pressure Zone, PRV's will need to be installed on any water services to existing houses not having one in the converted pressure zone. Valves at each end of the water mains in the pressure zone conversion will need to be adjusted (opened / closed) to complete the conversion.



City of Spokane Map



9/7/2023

- b. The developer will be responsible for all costs associated with design and construction of water improvements necessary to serve the proposed plat.
  - c. 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.
  - d. 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.
  - e. 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.
- vii. 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.
- viii. 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 statements will be required in the dedication of the final plat:**

- J. 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.
- K. 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.
- L. 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.
- M. 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.

- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. 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.

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

The following SEPA Mitigation and conditions of Plat Approval were provided by Inga Note via email on 06/06/2023 and reiterated in email dated 10/04/2023 (enclosed).

### **SEPA Mitigation**

- Z. 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**

- AA. 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:**

The following comments need to be addressed prior to deeming the application technically complete per email from Greg Figg on October 5, 2023 (enclosed).

9. WSDOT has reviewed the submitted material for the above project. The comments below are in response to the September 14th WCE Engineers letter comments number 69 and 70 relating to WSDOT comments.

The proposed improvements to US 195 and 16th Ave are under design by WCE, however no agreement for their construction is in place nor has a bond been posted. It

should not be assumed that these intersection improvements are in place as this has not yet been committed to. This intersection needs to be analyzed.

The Garden Springs I-90 Interchange westbound off ramp will be impacted by this development, it is true that the previous analysis of another project showed acceptable levels of service for this intersection. With the addition of the substantial project volume (88 AM Peak Hour Trips and 111 PM Peak Hour Trips) by this proposal WSDOT has no assurance that acceptable level of service will remain with this project in place. This intersection needs to be analyzed.

WSDOT requests that a traffic analysis be prepared given the location and size of this proposal to address the probable impacts on the transportation system including the above intersections.

#### **WA state Department of Ecology:**

The following comments need to be addressed prior to deeming the application technically complete per email from Matt Fisher, WA Dept. of Ecology Wetland/Shorelands Specialist dated October 6, 2023, regarding a new Wetland Report received by Ecology on October 4, 2023.

##### 10. Shorelands and Environmental Assistance Program:

Please note that this new information was not received in time for Ecology staff to comment on this new information prior to the agency comment deadline. In addition this new information does not match that submitted and included in the 2<sup>nd</sup> request for agency comment in response to the June 7 Technically complete letter.

For formal review by all agencies with jurisdiction, please submit any revised material to City of Spokane Planning for review as part of formally noticed request for comments.

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

#### **WA department of Archeology and Historic Preservation:**

The following additional information was forwarded with a concur with survey letter from Sydney Hanson at DAHP (see enclosed letter dated Jun 13, 2023).

#### **Conditions of Approval.**

- A. *Inadvertent Discovery Plan (IDP) be included prior to ground disturbing activities.*

#### **Cheney School District:**

*Please see email from Jamie Reed, Finance Director of Cheney Public Schools dated September 24, 2023 (see also original correspondence on May 17, 2023, included in the June 7, 2023, Tech. Incomplete Letter).*

*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. These comments were also forwarded to Spencer Gardner on September 25<sup>th</sup>, 2023, for consideration in long range planning efforts such as City of Spokane Comprehensive Plan updates.*

- Please ensure the neighborhood includes safe walking\biking paths throughout the development, to ensure the ability to have a single central bus stop for school transportation.

- Currently there are no walking or biking paths OR public transportation from this development to connect to the nearest public schools, either Windsor Elementary School, or Westwood Middle school. This lack of access and transportation limits families abilities to connect with public education.
- The Elementary School serving the attendance boundaries this development falls within, is Windsor Elementary School. As of October 2022, Windsor Elementary School was 106% of its intended capacity.

\*\*noted graphic from our Cheney School Dist. current and projected facility utilization included in enclosed email).

**Spokane Transit Authority:**

- Please see comments from Tara Limon and the Planning Response email from Melissa Owen dated 10/05/23 (prior STA email on 05/18/2023 and the Planning response included in June 7, 2023 Tech. Incomplete Letter). No corrections or modifications are required based on STA comments at this time.

**Inland Power**

- This development is not in Inland Power & Light’s Service Territory per enclosed email dated 09/25/23.

**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. During the 2<sup>nd</sup> RFC, one new public comment was received. Please also refer to two emails received during the initial RFC – these were included in the June 7, 2023, Tech. Incomplete letter.

- Debbie Rosengrant (see enclosed email dated 10/06/23)

**Section 2.**

**City of Spokane Treasury:**

*No new comments from Spokane Treasury during 2<sup>nd</sup> RFC.*

*No LIDS per treasury review by Chris Johnson (email dated 05/05/2023 and included in June 7, 2023, Tech. Incomplete Letter.)*

**City of Spokane Streets:**

*No new comments received from Streets Dept. during 2<sup>nd</sup> RFC.*

*The Street Department has reviewed the document(s) and has no comments at this time (See email and separate signing and striping drawing(s) from Bobby Halbig on 05/17/2023 included in the June 7, 2023, Tech. Incomplete Letter.).*

**City of Spokane Fire Protection Engineer:**

*No comments received during 2<sup>nd</sup> RFC; however, based on the applicant response letter dated September 14, 2023, the following items have been addressed (see content from Dave Kokot via email dated 05/18/2023 included in the June 7, 2023, Tech. Incomplete letter and WCE response below).*

- *The plans do not show the grade of the access streets. There are several locations in which it appears to exceed 10%. **WCE response – No street grade exceeds 8% in this preliminary plat.***
- *Hydrants are not shown along 21st, and it appears that an additional hydrant is needed on Westridge Ln south of 21st to meet the 500' max distance between fire hydrants. **WCE response – The 21st Avenue Plat Alteration project to the north of this subdivision has a fire hydrant located at the southwest corner of the intersection of Westridge Lane and 21st Avenue.***

**City of Spokane Waste Management:**

*No comment received during 2<sup>nd</sup> RFC.*

*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 Deatrach dated 05/18/2023 included in the June 7, 2023, Tech. Incomplete letter).*

**City of Spokane Integrated Capital Management:**

*Note: Initial corrections noted as “required by ICM” via email from Marsha Davis on 05/18/2023 and follow-up with Engineering on 06/01/2023 have been removed/modified due to revisions to water-related comments now included in the enclosed October 18, 2023, Engineering Memo.*

**General Comments to be addressed prior to final plat approval.**

*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:**

The sewer system has adequate capacity.

- I. 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:**

*No new comments were received from Fish and Wildlife during the 2<sup>nd</sup> Request for Agency comment however, it appears that the proposed trail within the wetland buffer is still too wide and needs to be reduced to 5' width where the trail is located in the outer 25% of the wetland buffer. This correction has been noted by planning above and are required to be address prior to deeming the application Technically Complete.*

*Please refer to email communications with general comments regarding the proposed wetland modification submitted by Kile Westerman as needed (email dated 05/15/2023 and included in the June 7, 2023, Tech. Incomplete letter)*

**Spokane Tribe of Indians, Tribal Historic Preservation Officer:**

*No New Comments received from Spokane Tribe of Indians Tribal Historic Preservation Officer (see enclosure in June 7, 2023, Comment Letter).*

**Conditional Approval.**

- B. 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:**

*No new communications received during 2<sup>nd</sup> request for agency review. Please see the email submitted on behalf of Joy Sheikh, Chair of Grandview Thorp Neighborhood Council on 05/17/2023 enclosed in the June 7, 2023, Comment Letter)*

**WA state Department of Ecology:**

**General Comments.**

*No new comments received from WA Dept. Of Ecology Water Quality or Water Resources Program during the 2<sup>nd</sup> Recipes see the entirety of the WA Department of Commerce comment submittal from Cindy Anderson Dated May 18., 2023 included in the June 7, 2022023,ch. Incomplete Letter.*

*Generally, Ecology provided standard language regarding their Hazardous Waste and Toxics Reduction Program, Water Quality Program, etc. Should you have questions about information presented in the Ecology comment letter, please feel free to reach out to Cindy Anderson at (509) 655-1541 or via email at [Cindy.Anderson@ecy.wa.gov](mailto:Cindy.Anderson@ecy.wa.gov).*

- Water Quality Program:

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

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

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

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

- Water Resources Program:

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



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

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

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

### **Spokane Regional Emergency Communications:**

*No new comments received during 2<sup>nd</sup> RFC.*

*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. Email dated 05/18/2023 included in June 7 Tech. Incomplete Letter).*

### **Avista:**

*No new comments received from Avista however, based on the applicant response letter dated September 14, 2023, the following items will be addressed and included on the final plat. See letter from Larissa Pruitt dated 05/19/2023 enclosed in the June 7, Technically Incomplete Letter.*

### **Condition of Approval.**

- C. Please provide a 10' wide dry utility easements along the front of each lot.

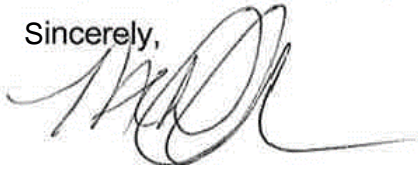
### **The following dedication language on the face of the plat:**

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

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,

A handwritten signature in black ink, appearing to read 'M. Owen', with a long horizontal flourish extending to the right.

Melissa Owen  
Assistant Planner  
Development Services Center

**Enclosures (below list ordered per inclusion in the comment package for the 2<sup>nd</sup> RFC):**

\*\*\*Planning (updated comments incorporated into this letter)\*\*\*

Erik Johnson, City of Spokane, Engineering DSC (memo dated 10/18/2023)

Inga Note, City of Spokane – ICM Senior Traffic Planning Engineer (email dated 10/04/23/2023)

Greg Figg, WSDOT (email dated 10/05/23)

Matt Fisher, WA Dept. of Ecology Wetlands/Shorelines Specialist (email dated October 6, 2023)

Sydney Hanson, WA Dept of Archeology and Historic Preservation – DAHP (Letter dated 06/13/23)

Jamie Reed, Cheney School District Finance Director (email dated 09/24/2023)

Melinda Rehfeldt, STA (email dated 10/05/2023 including response from M. Owen, COS Planning)

Connie Nelson, Inland Power (email dated 09/25/23)

Debbie Rosengrant (email dated 10/06/23 including response from M. Owen, COS Planning)

# MEMORANDUM



**DATE:** October 18, 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 change 23<sup>rd</sup> and 24<sup>th</sup> to have Ave as the suffix instead of St.

**Preliminary Plat Comments**

2. Any transportation impacts will be addressed by others.
3. Construction 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.
5. Infrastructure plans for water, sewer, street, and stormwater improvements have been approved for the construction of 21<sup>st</sup> Avenue between Grandview Ave and H St. in association with the Alteration to Westridge Plat. This Beard Addition plat is dependent on these 21<sup>st</sup> Ave improvements. Infrastructure plans were approved under City Project Numbers 2022554-2022557.
  - a) If 21<sup>st</sup> 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 connecting this

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plat to 21<sup>st</sup> Ave.

- 6 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.
7. This plat will need to be incorporated into the SIA Water Pressure Zone. However, current water demands in this pressure zone are challenging the City’s ability to supply water in accordance with engineering standards and regulations for fire flow. Thus, until an analysis of the City’s water system in the West Plains Area is complete and needed improvements to the water system have been identified and addressed, all new connections to the water system

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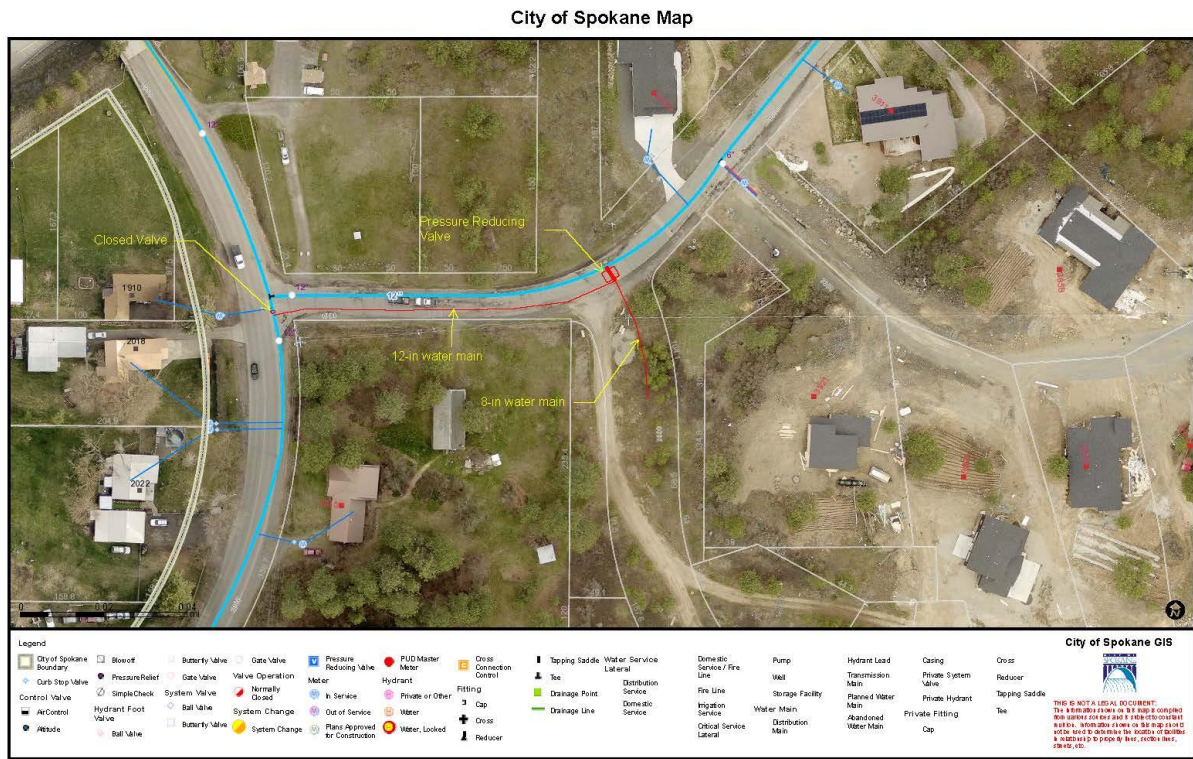
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(Continuation)

must wait until the new SIA#3 Water Storage Tank, currently under construction, is complete and operational. The Tank is anticipated to be operational by the end of 2024. Connection to the water system may be allowed sooner, depending on conclusions from the water analysis and based on the amount of water requested and timing of the proposed development.

- a) Connecting this plat into the SIA Water Pressure Zone is a concept that has been discussed by City Staff and the developer. To implement this concept, the developer will be required to do the following:

- aa) Install a closed valve into the existing 12" water main in Garden Springs Rd. just south of where Grandview's water main connects into Garden Springs. From this valve, a new 12" water main must to be installed in Grandview, east to the intersection of 21 Aveue and Grandview. At this intersection, a new Pressure Reducing Valve (PRV) assembly, connecting the two 12-inch mains, will need to be installed. This is where a new 8" water main from 21<sup>st</sup> will connect (See sketch). Since the existing 12-inch water main in Garden Springs from Abbott Road to Grandview will be converted from the Highland Pressure Zone to the SIA Pressure Zone, PRV's will need to be installed on any water services to existing houses not having one in the converted pressure zone. Valves at each end of the water mains in the pressure zone conversion will need to be adjusted (opened / closed) to complete the conversion.



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

Phone (509) 625-6300

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- c) 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.
  - d) 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.
  - e) 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.
8. There is an existing 8" PVC sanitary sewer main in 21<sup>st</sup> 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.
9. 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.

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- 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:**

- 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](mailto:addressing@spokanecity.org).
- 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 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 for 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.~~

Removed by MDO on 10/19/23 after review by E. Johnson and E. Brown.

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- b. Centerline Monuments must be set by a Licensed Surveyor at every intersection, the beginning and end of every horizontal curve, and at the center point of each cul-de-sac. Monuments must be installed following Section H of the City of Spokane Standard Plans. <https://static.spokanecity.org/documents/business/designstandards/2023/standard-plans-section-h-2023-04-19.pdf>  
If a monument cannot be set due to a manhole or other utility conflict, offsets must be scribed on the curbs. An as-built drawing of the offsets must be turned in with enough detail that the location can be calculated at a later time. These asbuilts are required to be turned in to Construction Management before the project is considered complete.

**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 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



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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 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

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(Continuation)

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

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**From:** Note, Inga  
**Sent:** Wednesday, October 4, 2023 7:05 PM  
**To:** Owen, Melissa  
**Subject:** RE: \*\*\*2nd REQUEST FOR COMMENTS\*\*\* Beard Addition Preliminary PUD/Plat and Wetland CUP (FILE NO. Z23-190PPUD) - comments due October 6, 2023

Melissa,

They added the street stub that I requested last time so I don't have further comments on the plat.

I reminded WSDOT about the deadline so you should be getting traffic comments from them.

I'll ask for the following SEPA conditions:

1. The applicant shall construct sidewalk on the south side of Grandview Avenue from Garden Springs Road to 21<sup>st</sup> 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 21<sup>st</sup> 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. 21<sup>st</sup> Avenue must be fully constructed and open to traffic between Grandview Avenue and the existing endpoint of 21<sup>st</sup> Avenue prior to issuance of any building permits within the PUD.

Thanks,  
Inga

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

**Sent:** Friday, September 22, 2023 2:44 PM

**To:** Abraham, 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>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Beebe, Judy (Avista) <Judy.Beebe@avistacorp.com>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Byus, Dave (Avista) <dave.byus@avistacorp.com>; 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>; Corkins, Karen <karen@s3r3solutions.com>; Cross, Rita (USPS) <rita.m.cross@usps.gov>; 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 <dnrreaqleasingrivers@dnr.wa.gov>; Eliason, Jolie <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>; Forster, Steven (County PubWorks) <sforster@spokanecounty.org>; Forsyth, Greg <GregoryF@spokaneschools.org>; Fredrickson, Beryl <bfredrickson@spokanecity.org>; Garcia, Luis <lgarcia@spokanecity.org>; Gardner, Spencer <sgardner@spokanecity.org>; Gennett, Raylene <rgennett@spokanecity.org>; Graff, Joel <jgraff@spokanecity.org>; Greene, Barry <BGreene@spokanecounty.org>;

## Owen, Melissa

---

**From:** Figg, Greg <FiggG@wsdot.wa.gov>  
**Sent:** Thursday, October 5, 2023 4:57 PM  
**To:** Owen, Melissa  
**Cc:** Bjordahl, Mike; Note, Inga; Clarke, Corey J.  
**Subject:** RE: [EXTERNAL] \*\*\*2nd REQUEST FOR COMMENTS\*\*\* Beard Addition Preliminary PUD/Plat and Wetland CUP (FILE NO. Z23-190PPUD) - comments due October 6, 2023

**Importance:** Low

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good Afternoon Melissa,

WSDOT has reviewed the submitted material for the above project. The comments below are in response to the September 14<sup>th</sup> WCE Engineers letter comments number 69 and 70 relating to WSDOT.

69. The proposed improvements to US 195 and 16<sup>th</sup> Ave are under design by WCE, however no agreement for their construction is in place nor has a bond been posted. It should not be assumed that these intersection improvements are in place as this has not yet been committed to. This intersection needs to be analyzed.
70. The Garden Springs I-90 Interchange westbound off ramp will be impacted by this development, it is true that the previous analysis of another project showed acceptable levels of service for this intersection. With the addition of the substantial project volume (88 AM Peak Hour Trips and 111 PM Peak Hour Trips) by this proposal WSDOT has no assurance that acceptable level of service will remain with this project in place. This intersection needs to be analyzed.

WSDOT requests that a traffic analysis be prepared given the location and size of this proposal to address the probable impacts on the transportation system including the above intersections. Please let me know if you have any questions regarding these comments.

Thanks,

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

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**From:** Owen, Melissa <mowen@spokanecity.org>  
**Sent:** Friday, September 22, 2023 2:44 PM  
**To:** Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy (ECY) <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Beebe, Judy (Avista) <Judy.Beebe@avistacorp.com>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Byus, Dave (Avista) <dave.byus@avistacorp.com>; Cannon, Mike <mcannon@spokanecity.org>; Carson, Barb <BarbCa@spokaneschools.org>; Chanse, Andrew

## Owen, Melissa

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**From:** Fisher, Matt (ECY) <MFIS461@ECY.WA.GOV>  
**Sent:** Friday, October 6, 2023 1:42 PM  
**To:** Owen, Melissa  
**Cc:** Anderson, Cindy (ECY); Sikes, Jeremy (ECY)  
**Subject:** RE: \*\*\*2nd REQUEST FOR COMMENTS\*\*\* Beard Addition Preliminary PUD/Plat and Wetland CUP (FILE NO. Z23-190PPUD) - comments due October 6, 2023

**Importance:** Low

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Melissa,

I have reviewed the documents for this project, and have no further comment on the project design, as depicted by the current project documents provided on the City's website.

I will note that Ecology has recently received (on October 4) a revised wetland report for the Beard Addition, showing a significantly reduced buffer around the wetlands on the property, compared to the planning documents provided for review by the City. I have not had a chance to review this change.

Thank you,  
Matt

Matt Fisher  
Wetlands/Shorelands Specialist  
Washington Department of Ecology  
(509) 601-9546

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**From:** Owen, Melissa <mowen@spokanecity.org>  
**Sent:** Friday, September 22, 2023 2:44 PM  
**To:** Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy (ECY) <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Beebe, Judy (Avista) <Judy.Beebe@avistacorp.com>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Byus, Dave (Avista) <dave.byus@avistacorp.com>; 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>; Corkins, Karen <karen@s3r3solutions.com>; Cross, Rita (USPS) <rita.m.cross@usps.gov>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@spokanecity.org>; Deatrich, Kerry <kdeatrich@spokanecity.org>; DAHP SEPA <sepa@dahp.wa.gov>; distrate (dcistrate@spokanecounty.org) <dcistrate@spokanecounty.org>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 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 (ECY) <MFIS461@ECY.WA.GOV>; Forster, Steven (County PubWorks) <sforster@spokanecounty.org>; Forsyth, Greg <GregoryF@spokaneschools.org>; Fredrickson, Beryl <bfredrickson@spokanecity.org>; Garcia, Luis <lgarcia@spokanecity.org>; Gardner, Spencer <sgardner@spokanecity.org>; Gennett, Raylene

## Owen, Melissa

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**From:** Jamie Reed <jreed@cheneysd.org>  
**Sent:** Sunday, September 24, 2023 3:26 PM  
**To:** Owen, Melissa  
**Subject:** Beard Addition Preliminary PUD/Plat and Wetland CUP (FILE NO. Z23-190PPUD)

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Please see the comments on behalf of Cheney Public Schools below.

Thanks,  
Jamie

- 1) Please ensure the neighborhood includes safe walking\biking paths throughout the development, to ensure the ability to have a single central bus stop for school transportation.
- 2) Currently there are no walking or biking paths OR public transportation from this development to connect to the nearest public schools, either Windsor Elementary School, or Westwood Middle school. This lack of access and transportation limits families abilities to connect with public education.
- 3) The Elementary School serving the attendance boundaries this development falls within, is Windsor Elementary School. As of October 2022, Windsor Elementary School was 106% of its intended capacity. See graphic from our study and survey and facility report below.

**EXHIBIT 4-5  
CURRENT AND PROJECTED FACILITY UTILIZATION**

<b>Site</b>	<b>Permanent Capacity</b>	<b>Oct. 1, 2022 Enrollment</b>	<b>Current Utilization</b>	<b>Projected Utilization Fall 2027</b>
<b>Betz ES</b>	445	492	<b>111%</b>	
<b>Salnave ES</b>	376	286	76%	
<b>Snowdon ES</b>	376	516	<b>137%</b>	
<b>Sunset ES</b>	486	540	<b>111%</b>	
<b>Windsor ES</b>	509	540	<b>106%</b>	
<b>Elementary Total</b>	<b>2,193</b>	<b>2,374</b>	<b>108%</b>	<b>115%</b>
<b>Cheney MS</b>	714	628	88%	
<b>Westwood MS</b>	705	586	83%	
<b>Middle School Total</b>	<b>1,419</b>	<b>1,214</b>	<b>86%</b>	<b>101%</b>
<b>Cheney HS</b>	1,631	1,397	86%	
<b>Three Springs Alt. Sc</b>	110	115	<b>104%</b>	
<b>High School Total</b>	<b>1,741</b>	<b>1,512</b>	<b>87%</b>	<b>102%</b>
<b>Totals</b>	<b>5,353</b>	<b>5,100</b>		

Source: Teater-Crocker (2023)

## Owen, Melissa

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**From:** Owen, Melissa  
**Sent:** Thursday, October 5, 2023 9:23 AM  
**To:** Rehfeldt, Melinda  
**Cc:** Yanni, Lukas  
**Subject:** RE: \*\*\*2nd REQUEST FOR COMMENTS\*\*\* Beard Addition Preliminary PUD/Plat and Wetland CUP (FILE NO. Z23-190PPUD) - comments due October 6, 2023

Melinda,

Thank you for your comment. The applicant does not own property at/adjoining the intersection of Grandview and Garden Springs. 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, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!**



Melissa Owen | City of Spokane | Planning & Development Services  
509.625.6063 | [mowen@spokanecity.org](mailto:mowen@spokanecity.org)



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**From:** Rehfeldt, Melinda <mrehfeldt@spokanetransit.com>  
**Sent:** Thursday, October 5, 2023 8:33 AM  
**To:** Owen, Melissa <mowen@spokanecity.org>  
**Cc:** Yanni, Lukas <lyanni@spokanetransit.com>  
**Subject:** RE: \*\*\*2nd REQUEST FOR COMMENTS\*\*\* Beard Addition Preliminary PUD/Plat and Wetland CUP (FILE NO. Z23-190PPUD) - comments due October 6, 2023  
**Importance:** Low

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Thank you for allowing us to review and comment on this project.

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.

## Melinda Rehfeldt

Associate Transit Planner

Office: (509) 343-1697

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**From:** Owen, Melissa <[mowen@spokanecity.org](mailto:mowen@spokanecity.org)>

**Sent:** Friday, September 22, 2023 2:44 PM

**To:** Abrahamson, Randy <[randya@spokanetribe.com](mailto:randya@spokanetribe.com)>; Development Services Center Addressing <[eradsca@spokanecity.org](mailto:eradsca@spokanecity.org)>; Allenton, Steven <[sallenton@spokanecity.org](mailto:sallenton@spokanecity.org)>; Anderson, Cindy <[CYAN461@ECY.WA.GOV](mailto:CYAN461@ECY.WA.GOV)>; Tagnani, Angela <[atagnani@spokanecity.org](mailto:atagnani@spokanecity.org)>; Averyt, Chris <[caveryt@spokanecity.org](mailto:caveryt@spokanecity.org)>; Ball, Cameron <[CBall@SpokaneCounty.org](mailto:CBall@SpokaneCounty.org)>; Lori Barlow <[lbarlow@spokanevalley.org](mailto:lbarlow@spokanevalley.org)>; mbasinger <[mbasinger@spokanevalley.org](mailto:mbasinger@spokanevalley.org)>; zbecker <[zbecker@cawh.org](mailto:zbecker@cawh.org)>; Beebe, Judy (Avista) <[Judy.Beebe@avistacorp.com](mailto:Judy.Beebe@avistacorp.com)>; Black, Tirrell <[tblack@spokanecity.org](mailto:tblack@spokanecity.org)>; Brecto, Jason <[jason.brecto@us.af.mil](mailto:jason.brecto@us.af.mil)>; 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Fredrickson, Beryl <[bfredrickson@spokanecity.org](mailto:bfredrickson@spokanecity.org)>; Garcia, Luis <[lgarcia@spokanecity.org](mailto:lgarcia@spokanecity.org)>; Gardner, Spencer <[sgardner@spokanecity.org](mailto:sgardner@spokanecity.org)>; Gennett, Raylene <[rgennett@spokanecity.org](mailto:rgennett@spokanecity.org)>; Graff, Joel <[jgraff@spokanecity.org](mailto:jgraff@spokanecity.org)>; Greene, Barry <[BGreene@spokanecounty.org](mailto:BGreene@spokanecounty.org)>; Halbig, Bobby <[bhalbig@spokanecity.org](mailto:bhalbig@spokanecity.org)>; Hamad, Nicholas <[nhamad@spokanecity.org](mailto:nhamad@spokanecity.org)>; Hanson, Rich <[rahanson@spokanecity.org](mailto:rahanson@spokanecity.org)>; Hanson, Tonilee <[sajbinfo@gmail.com](mailto:sajbinfo@gmail.com)>; Harris, Clint E. <[ceharris@spokanecity.org](mailto:ceharris@spokanecity.org)>; Hayden, Adam <[ahayden@spokanecity.org](mailto:ahayden@spokanecity.org)>; Historic Preservation <[preservation@spokanecity.org](mailto:preservation@spokanecity.org)>; Hughes, Rick <[rhughes@spokanecity.org](mailto:rhughes@spokanecity.org)>; Jeff Lawlor <[jeffrey.lawlor@dfw.wa.gov](mailto:jeffrey.lawlor@dfw.wa.gov)>; Jennings, Brian <[BJennings@spokanetransit.com](mailto:BJennings@spokanetransit.com)>; John Conklin <[jconklin@spokanecleanair.org](mailto:jconklin@spokanecleanair.org)>; Johnson, Erik D. <[edjohnson@spokanecity.org](mailto:edjohnson@spokanecity.org)>; Johnson, Jeffrey <[jeffrey.johnson.64@us.af.mil](mailto:jeffrey.johnson.64@us.af.mil)>; Jones, Garrett <[gjones@spokanecity.org](mailto:gjones@spokanecity.org)>; Jones, Tammy <[TMJones@spokanecounty.org](mailto:TMJones@spokanecounty.org)>; Jordan, Jess <[dale.j.jordan@usace.army.mil](mailto:dale.j.jordan@usace.army.mil)>; kayc <[kayc@wsdot.wa.gov](mailto:kayc@wsdot.wa.gov)>; Keller, Kevin <[kkeller@spokanepolice.org](mailto:kkeller@spokanepolice.org)>; Kells, Patty <[pkells@spokanecity.org](mailto:pkells@spokanecity.org)>; Kendall, Karen (Avista) <[karen.kendall@avistacorp.com](mailto:karen.kendall@avistacorp.com)>; Kincheloe, Melanie <[meki461@ecy.wa.gov](mailto:meki461@ecy.wa.gov)>; Kokot, Dave <[dkokot@spokanecity.org](mailto:dkokot@spokanecity.org)>; Kuhta, Scott (COM) <[scott.kuhta@commerce.wa.gov](mailto:scott.kuhta@commerce.wa.gov)>; Limon, Tara <[tlimon@spokanetransit.com](mailto:tlimon@spokanetransit.com)>; Lisa Corcoran <[lcorcoran@spokaneairports.net](mailto:lcorcoran@spokaneairports.net)>; Marsh, Denise <[Denise.Marsh@avistacorp.com](mailto:Denise.Marsh@avistacorp.com)>; McClure, Jeff <[Jmccclure@cheneysd.org](mailto:Jmccclure@cheneysd.org)>; Moore, Michael <[michael.s.moore@williams.com](mailto:michael.s.moore@williams.com)>; Morris, Mike <[mmorris@spokanecity.org](mailto:mmorris@spokanecity.org)>; Murphy, Dermott G. <[dgmurphy@spokanecity.org](mailto:dgmurphy@spokanecity.org)>; Neighborhood Services <[Neigh.Svcs@SpokaneCity.org](mailto:Neigh.Svcs@SpokaneCity.org)>; Neiman, Saegen M <[SNeiman@SpokaneCounty.org](mailto:SNeiman@SpokaneCounty.org)>; Nelson, Connie <[connien@inlandpower.com](mailto:connien@inlandpower.com)>; Nilsson, Mike <[mnilsson@spokanecity.org](mailto:mnilsson@spokanecity.org)>; Note, Inga <[inote@spokanecity.org](mailto:inote@spokanecity.org)>; Nyberg, Gary <[GNYBERG@spokanecounty.org](mailto:GNYBERG@spokanecounty.org)>; Okihara, Gerald <[gokihara@spokanecity.org](mailto:gokihara@spokanecity.org)>; Owen, Melissa <[mowen@spokanecity.org](mailto:mowen@spokanecity.org)>; Palmquist, Tami <[tpalmquist@spokanecity.org](mailto:tpalmquist@spokanecity.org)>; Picanco, Kevin <[kpicanco@spokanecity.org](mailto:kpicanco@spokanecity.org)>; Development Services Center Planning Plan Review <[eradsccpr@spokanecity.org](mailto:eradsccpr@spokanecity.org)>; Pruitt, Larissa <[larissa.pruitt@avistacorp.com](mailto:larissa.pruitt@avistacorp.com)>; Public Safety GIS <[PUBLICSAFETYGIS@spokanecounty.org](mailto:PUBLICSAFETYGIS@spokanecounty.org)>; Quinn-Hurst, Colin <[cquinnhurst@spokanecity.org](mailto:cquinnhurst@spokanecity.org)>; Raymond, Amanda <[arraymond@bpa.gov](mailto:arraymond@bpa.gov)>; Rehfeldt, Melinda



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

June 13, 2023

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

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

Dear Justin Fitzpatrick:

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

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

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

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

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

Sincerely,

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



## Owen, Melissa

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**From:** Connie Nelson <connien@inlandpower.com>  
**Sent:** Monday, September 25, 2023 7:33 AM  
**To:** Owen, Melissa  
**Subject:** RE: \*\*\*2nd REQUEST FOR COMMENTS\*\*\* Beard Addition Preliminary PUD/Plat and Wetland CUP (FILE NO. Z23-190PPUD) - comments due October 6, 2023

**Importance:** Low

[CAUTION - EXTERNAL EMAIL - Verify Sender]

This development is not in Inland Power & Light's Service Territory.

**Connie Nelson**  
Real Estate Specialist



509-789-4291

[connien@inlandpower.com](mailto:connien@inlandpower.com)

**Office Hours** 7:00am to 5:30pm Monday – Thursday

**Closed Fridays**

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**From:** Owen, Melissa <mowen@spokanecity.org>  
**Sent:** Friday, September 22, 2023 2:44 PM  
**To:** 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>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Beebe, Judy (Avista) <Judy.Beebe@avistacorp.com>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Byus, Dave (Avista) <dave.byus@avistacorp.com>; 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>; Corkins, Karen <karen@s3r3solutions.com>; Cross, Rita (USPS) <rita.m.cross@usps.gov>; 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 <dnrreaqleasingrivers@dnr.wa.gov>; 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>; Forster, Steven (County PubWorks) <sforster@spokanecounty.org>; Forsyth, Greg <GregoryF@spokaneschools.org>; Fredrickson, Beryl <bfredrickson@spokanecity.org>; Garcia, Luis <lgarcia@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>; Historic Preservation <preservation@spokanecity.org>; Hughes, Rick

## Owen, Melissa

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**From:** Owen, Melissa  
**Sent:** Monday, October 16, 2023 4:33 PM  
**To:** Debbie Rosengrant; Note, Inga; Richman, James; Feist, Marlene; Palmquist, Tami; Kells, Patty; Buller, Dan; Nilsson, Mike; Lok, David  
**Cc:** Brown, Eldon; Taylor, Joel  
**Subject:** RE: \*\*\*2nd REQUEST FOR COMMENTS\*\*\* Beard Addition Preliminary PUD/Plat and Wetland CUP (FILE NO. Z23-190PPUD) - comments due October 6, 2023

Debbie,

Thank you for reaching out. The alteration to Westridge Addition PUD is limited to only those lots owned by Lennar and front onto W 21<sup>st</sup> Avenue. The amendment proposed is not related to the realignment of H. Street near 16<sup>th</sup> and 17<sup>th</sup> Avenues.

In this case (Amendment to Westridge Addition PUD/Plat), there are no new lots being created so there is no new impact on transportation to be reviewed and mitigated. WSDOT is not involved in the review of the amendment as this is not a new PUD or platting action. The land in question is already final platted with 21<sup>st</sup> avenue right of way dedicated, etc.

Engineering plans for infrastructure improvements to W 21<sup>st</sup> avenue have already been approved by the City engineering department. Lennar could begin water/sewer/and street improvements that have been approved by the City at any time. Construction on the lots fronting 21<sup>st</sup> require the infrastructure improvements along 21<sup>st</sup> to be made and accepted by the city before permits will be issued for new homes. This includes water and sewer utilities at a minimum. Street would also need to be constructed or bonded for prior to issuance of new home permits.

I will include your comments as part of the record of this amendment; however, please keep in mind that you will have the opportunity to request a hearing on the proposed amendment to Westridge Addition PUD/Plat at the time of notice to all owners within the original PUD/Plat boundaries. The application has not yet reached the stage where notice to owners has been provided. Should you or any other owners within the original PUD/Plat Boundaries elect to request a hearing associated with the amendment to the Westridge Addition PUD/Plat you are also welcomed to express any concerns you have to the Hearing Examiner for consideration during the hearing.

### **Beard Addition**

The application for a new PUD/Plat "Beard Addition" is a separate permit application. Agencies that address public transportation are in the process of provided comments and conditions of approval of the preliminary PUD/Plat as well as mitigation under SEPA. The agency review for this land use action includes review by WSDOT. Please note that we cannot place conditions of approval on the proposal that would require an applicant to remedy existing deficiencies created by past development. Instead, conditions and mitigation placed on a land use action are those that address the direct impacts of the proposal under review and must be proportional to the impacts of the specific proposal.

Conditions of approval and mitigation such as improvement to 16<sup>th</sup> and US195 that are mentioned below for development such as Latah Glen (William Nascimento) for example are directly related to the impacts the specific proposal will have on transportation (based on the traffic analysis that is reviewed by the City, STA, WSDOT, etc.). Depending on the specific location of a proposal it is possible that a developer may have one, two or many options that could be elected to address mitigation requirements for transportation. SEPA mitigation for these developments addressed the direct impacts of these developments. The contributions by new developments to improvements such as 16<sup>th</sup> Avenue may have a broader positive impact, but they are intended to address the direct impacts of new development (conditions are not imposed to fix existing deficiencies as this would go above and beyond what we can require).

I would suggest you continue to work with the engineering team members in the development services center related to re-alignment of H. Street. I know that you have been in contact with staff from the engineering team including Eldon Brown and Joel Taylor who I have included in this email.

Thank you.

**Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!**



Melissa Owen | City of Spokane | Planning & Development Services  
509.625.6063 | [mowen@spokanecity.org](mailto:mowen@spokanecity.org)



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**From:** Debbie Rosengrant <rosengrant.debbie@gmail.com>  
**Sent:** Friday, October 6, 2023 4:51 PM  
**To:** Owen, Melissa <mowen@spokanecity.org>; Note, Inga <inote@spokanecity.org>; Richman, James <jrichman@spokanecity.org>; Feist, Marlene <mfeist@spokanecity.org>; Palmquist, Tami <tpalmquist@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Nilsson, Mike <mnilsson@spokanecity.org>; Lok, David <dlok@spokanecity.org>  
**Subject:** Re: \*\*\*2nd REQUEST FOR COMMENTS\*\*\* Beard Addition Preliminary PUD/Plat and Wetland CUP (FILE NO. Z23-190PPUD) - comments due October 6, 2023

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Hi Melissa & All, I'm trying to respond to the 2nd Request for Comments related to the Beard Addition Preliminary Pud Plat Z23-190 PPUD. I was told that all the Lots on the Northside of 21st Ave will also have all the needed Infrastructure ie: Sanitary sewer, water everything the city requires for development standards. Assuming that is still the case. What I wanted to address again is the Exit off Grandview Ave North East down to the 16th & 17th Ave intersection, which is the only East exit out of the N-hood. This area is the ( Realignment of Grandview Ave & Hst ) which was created when the 1998 Plat map W-Ridge Addition Pud which extends NE to the intersection of 16 & 17th Ave was Approved & Recorded. Sometime in the past few years I was told that the Realignment

area Grandview & Hst to the intersection of 16th - 17th Ave was a Level of Service concern Before the traffic impact the Beard Addition Development is going to impose?  
With the Beard Addition there is going to be a considerable increase in the flow of traffic to this area and to Mention Again this road is Continuing to go through Private Property. Also, with the 2 houses built on the East end of Grandview Ave 3604 & 3608 W G-View the Rock that is currently in the ROW is a danger & impedes the flow of traffic. Was also asking would the WSDOT have looked at this area for Traffic Safety concerns ? Lastly, did the city consider asking Jim Frank & Lennar NW if they together would work with the City to Develop the Grandview - Hst Realignment ? It looks like it was mentioned that developers William Nascimento & George Paras have agreed to construct - complete the improvement at 16th & US 195 which is a concern mentioned along with this Development.

Debbie Robertson

On Fri, Sep 22, 2023 at 7:29 PM Debbie Rosengrant <[rosengrant.debbie@gmail.com](mailto:rosengrant.debbie@gmail.com)> wrote:

----- Forwarded message -----

From: **Owen, Melissa** <[mowen@spokanecity.org](mailto:mowen@spokanecity.org)>

Date: Fri, Sep 22, 2023, 2:45 PM

Subject: \*\*\*2nd REQUEST FOR COMMENTS\*\*\* Beard Addition Preliminary PUD/Plat and Wetland CUP (FILE NO. Z23-190PPUD) - comments due October 6, 2023

To: Abrahamson, Randy <[randya@spokanetribe.com](mailto:randya@spokanetribe.com)>, Development Services Center Addressing <[eradsca@spokanecity.org](mailto:eradsca@spokanecity.org)>, Allenton, Steven <[sallenton@spokanecity.org](mailto:sallenton@spokanecity.org)>, Anderson, Cindy <[CYAN461@ecy.wa.gov](mailto:CYAN461@ecy.wa.gov)>, Tagnani, Angela <[atagnani@spokanecity.org](mailto:atagnani@spokanecity.org)>, Averyt, Chris <[caveryt@spokanecity.org](mailto:caveryt@spokanecity.org)>, Ball, Cameron <[CBall@spokanecounty.org](mailto:CBall@spokanecounty.org)>, Lori Barlow <[lbarlow@spokanevalley.org](mailto:lbarlow@spokanevalley.org)>, mbasinger <[mbasinger@spokanevalley.org](mailto:mbasinger@spokanevalley.org)>, zbecker <[zbecker@cawh.org](mailto:zbecker@cawh.org)>, Beebe, Judy (Avista) <[Judy.Beebe@avistacorp.com](mailto:Judy.Beebe@avistacorp.com)>, Black, Tirrell <[tblack@spokanecity.org](mailto:tblack@spokanecity.org)>, Brecto, Jason <[jason.brecto@us.af.mil](mailto:jason.brecto@us.af.mil)>, Brown, Eldon <[ebrown@spokanecity.org](mailto:ebrown@spokanecity.org)>, Buller, Dan <[dbuller@spokanecity.org](mailto:dbuller@spokanecity.org)>, Byus, Dave (Avista) <[dave.byus@avistacorp.com](mailto:dave.byus@avistacorp.com)>, Cannon, Mike <[mcannon@spokanecity.org](mailto:mcannon@spokanecity.org)>, Carson, Barb <[BarbCa@spokaneschools.org](mailto:BarbCa@spokaneschools.org)>, Chanse, Andrew <[achanse@spokanelibrary.org](mailto:achanse@spokanelibrary.org)>, Chesney, Scott <[schesney@spokanecounty.org](mailto:schesney@spokanecounty.org)>, Chouinard, Sonya <[SonyaC@spokaneschools.org](mailto:SonyaC@spokaneschools.org)>, Corkins, Karen <[karen@s3r3solutions.com](mailto:karen@s3r3solutions.com)>, Cross, Rita (USPS) <[rita.m.cross@usps.gov](mailto:rita.m.cross@usps.gov)>, David Moore