

November 15, 2021

Konstantin Vasilenko
19914 N Hazard St
Spokane WA, 99208

RE: Review of File # Z21-223PPLT

Dear Mr. Vasilenko:

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

Planning:

THE FOLLOWING COMMENTS *MUST* BE ADDRESSED PRIOR TO MOVING FORWARD IN THE PRELIMINARY PLAT PROCESS:

1. Please clarify what is proposed for the land located to the south of the area labeled phase I and phase 2: This area is not listed for any specific use or phase, but contained within the parcel 25252.0032. See also the phase clarification requested below.
2. Phasing – Pursuant to 17G.080.050(F), a master phasing plan may be approved; however, the proposal does not appear to meet the phase requirements. The requirements of a phase development are found below:
 - a. the phasing plan includes all land identified within the boundary of the plat;
 - b. the sequence of the phased development is identified on the plan;
 - c. each phase has reasonable public or private infrastructure to support the number of lots contained in that phase;
 - d. each phase constitutes an independent planning unit with facilities, adequate circulation, and any requirements established for the entire plat;
 - e. any unfinalized portion meets the minimum lot size of the underlying zone for the proposed use; and the director of engineering services approves the necessary documents so that all road improvement requirements are assured for that phase; and,
 - f. blocks are wholly contained within any individual phase.**
3. Minimum lot size, dimensions, and setbacks can only be modified via PUD Process. For a standard plat to be processed minimum lot width & depth, lot area, and minimum frontage upon a public street all need to conform to the underlying zone (17C.110.200). While each lot proposed meets these minimum standards, sidewalks are being proposed in easements effectively reducing the buildable lot depth. As such planning is recommending that any lot with sidewalks in easement include a minimum 15' FY

setback to living space from the back of walk instead of property line. This recommendation has been included in the conditions of approval section below.

4. Pursuant to 117G.080.040(B)(2), please add the names and address of the record owners and taxpayers of each parcel adjoining the subdivision.
5. Geohazard Evaluation, Preliminary report (17C.040.090).

This land proposed for development includes areas of steep slopes which require a preliminary evaluation/report and mitigation plan as necessary in compliance with Geologically Hazardous Areas, general performance standards found in [17E.040.100](#).

- a. The geological evaluation completed appears to address stormwater and stormwater mitigation; however, the report should also document the extent and nature of geohazards on the subject and shall provide mitigating measures and an assessment of geohazards associated with the proposal. Please update the report to include additional information regarding:
 - i. Vegetation, including trees, shrubs and forbs in the project area and all critical areas addressed in the report shall be documented and evaluated for relation to slope integrity, stability, erosion control. Vegetation management plans shall adhere to best management practices and should identify opportunities to retain or augment existing native vegetation for slope stability, erosion and sedimentation control.
 - ii. Additional Application requirements are found in 17E.040.080.

Please note that when the director determines that the significant adverse impact of a use or activity located in a geologically hazardous area cannot be mitigated through standards identified in [SMC 17E.040.100](#), the project proponent shall prepare a geohazard mitigation plan to identify construction standards for the proposal.

Please also note that per [Section 17E.040.120](#) Subdivision and Dedication Notice, the division of land in landslide hazard areas is subject to the following:

- Land that is located wholly within a landslide hazard area or its buffer may not be subdivided. Land that is located partially within a landslide hazard area may be subdivided provided that each resulting lot has sufficient buildable area outside of, and will not affect, the landslide hazard.
 - Access roads and utilities may be permitted within the landslide hazard area if the City of Spokane determines that no feasible alternative exists.
 - Final subdivisions located within geologically hazardous areas shall contain language in the plat dedication to indicate lots or portions of lots that are affected by geologic hazards. In addition, building setback lines may be drawn on lots, parcels and tracts so as to indicate suitable areas for construction of structures or improvements.
- iii. If retaining walls will be required for development of this site, please provide additional information about retaining walls proposed for this development.

THE FOLLOWING COMMENTS WILL BE RECOMMENDED AS CONDITIONS OF APPROVAL OF THE PRELIMINARY PLAT BASED ON THE INITIAL REVIEW OF THE PRELIMINARY LONG PLAT:

6. Separated Sidewalk and Street Trees are required for all new streets.
7. Compliance with Geologically Hazardous Areas, general performance standards found in [17E.040.100](#).
8. The International Building Code chapter 16, Structural Design, chapter 18, Soils and Foundations, and Appendix J, Grading, as now or hereafter amended, shall be used when activities and uses are proposed within or partly within geologically hazardous areas.
9. Dedication Notice: Final subdivisions located within geologically hazardous areas shall contain language in the plat dedication to indicate lots or portions of lots that are affected by geologic hazards. In addition, building setback lines may be drawn on lots, parcels and tracts so as to indicate suitable areas for construction of structures or improvements.
10. If grading is proposed that will alter the site from the natural grade, please note that:
 - a. Structures and improvements shall minimize alterations to the natural contour of the slope and the foundation shall be tiered where possible to conform to existing topography. Terracing of the land shall be kept to a minimum to preserve natural topography where possible. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation. All development should be designed to minimize impervious lot coverage
 - b. Unless otherwise provided or as part of an approved alteration, removal of vegetation from an erosion or landslide hazard are or related buffer shall be prohibited. Removal of vegetation, including trees, shrubs, grasses and forbs shall be the minimum required for construction. Any replanting that occurs shall consist of trees, shrubs and ground cover that is compatible with the existing surrounding vegetation, meets objectives of erosion prevention and site stabilization and does not require permanent irrigation for long term survival.
11. Setbacks: for lots with sidewalks in easements a minimum 15' FY setback to living space from the back of walk is required instead of a 15' setback from the property line.
12. Retaining Walls:
 - a. Retaining Walls require a separate permit (fence permit for walls 4' tall or less; building permit for walls more than 4' tall. Note: height of walls are measured from the bottom of the base on which the walls are set to the top of the soil being retained.
 - b. Retaining walls will count toward lot coverage if over 2.5' in height.

THE FOLLOWING ARE GENERAL NOTES FOR THE PRELIMINARY AND FINAL PLAT PROCESS:

13. The final plat shall include the signatory statements as prescribed in [SMC 17G.080.040\(G\)\(2\)](#) including the following:
 - a. he certification of the hearing examiner, on behalf of the city council, as follows:

"This plat has been reviewed on this _____ day of _____, 20__ and is found to be in full compliance with all the conditions of approval stipulated in the Hearing Examiner's approval of preliminary plat # -PP.

Hearing Examiner"

- b. 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.

Engineering:

COMMENTS TO BE ADDRESSED PRIOR TO PRELIMINARY PLAT APPROVAL

14. Please submit a hydraulic analysis showing that the design meets minimum standards and indicating how this project effects the City of Spokane water system. The public water main may need to be looped to connect to the private water system which would require a master meter.
15. If this is to be a public plat, Nettleton Lane must be renamed Nettleton Street. An appropriate transition must be approved by the City where Nettleton Lane connects to Nettleton Street.
16. A connection to the Fish Lake Trail from this plat is required. Please clearly show the proposed connection location on the preliminary plat resubmittal by adding a width dimension to the easement location shown on Lot 35, Block 1. This pathway must be a 10' wide paved connection between Fish Lake Trail and Nettleton Lane and it must be constructed prior to the final plat being recorded.
17. Resubmittal must include all items identified in SMC Section 17G.080.040(B)2 as mentioned in SMC 17G.080.050(C)1.
18. Any street grades exceeding 8% must be shown on the face of the preliminary plat. Please verify.
19. Phase lines must be revised. Per SMC 17G.080.050 (F)6, blocks must be fully contained within any individual phase.
20. Cochran St. is a necessary secondary fire access for Phase 1 and the Fire Department must approve any temporary measure between phases. It may be that phase 2 roads need to be constructed with 8" of gravel 20 feet wide at a minimum prior to phase 1 being finalized.

COMMENTS SPECIFIC TO THE SEPA SUBMITTED FOR THE PRELIMINARY PLAT

21. None

COMMENTS TO BE ADDRESSED AT FINAL PLAT

22. Centerline survey monuments will be required to be installed in the locations identified in Section 3.7-13 of the Design Standards.
23. A design variance has been granted allowing 50' right-of-ways with sidewalks located on easements. These narrower streets will require further analysis during Engineering plan review and may require an auto-turn maneuverability analysis showing the effect of the streets on fire response vehicles. No parking on one side of the street may also be required.

24. WSDOT is looking into potential traffic mitigation measures and will comment separately.
25. All easements, existing or proposed, must be shown on the face of the final plat. If blanket in nature they must be referenced in a Surveyor's Note.
26. Lot plans, following the criteria outlined in the Spokane Regional Stormwater Manual Appendix 3C, must be submitted for review after infrastructure plans have been approved for construction.
27. In accordance with the City's Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion / sediment control improvements not constructed prior to approval of the final plat. Water and sewer improvements cannot be bonded for.
28. Both streets are necessary for fire access to this plat and the following statement must be added to the plat dedication, "*Gates or fencing cannot be constructed across any streets in this plat without prior approval from the City Engineer.*"

STATEMENTS TO BE INCLUDED IN THE FINAL PLAT DEDICATION

29. Sidewalk easements, as platted and shown hereon, which are for the purpose of installing, operating, and maintaining pedestrian walkways, are hereby granted for public use.
30. All parking areas and driveways shall be hard surfaced.
31. The development of any below-grade structures, including basements, is subject to review of a Geotechnical Evaluation for foundation design to determine suitability and the effects from Stormwater and/or subsurface runoff. The Geotechnical Evaluation is required to be performed for each lot with below grade-level structures and submitted for review and acceptance by Developer Service prior to the issuance of a building permit. An overall or phase-by-phase Geotechnical Analysis may be performed in light of individual lot analysis to determine appropriate construction designs.
32. Slope easements for cut and fill, as deemed necessary by Developer Services in accordance with City Design Standards, are granted along all public right of ways.
33. GFC charges and Transportation Impact Fees will be collected prior to the issuance of a building permit for the affected lot.
34. Utility easements, including cable television, shown on the herein described plat are hereby granted to the City of Spokane, its permittees and the serving utility companies for the construction, reconstruction, maintenance, protection, inspection, and operation of their respective facilities, together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities and the right to trim and/or remove trees, bushes, landscaping and to prohibit structures that may interfere with the construction., reconstruction, reliability, maintenance, and safe operation of same. Serving utility companies are granted the right to install utilities across sidewalk and drainage easement as needed to access utility easements from the road right-of-way.
35. This plat will be served by the City of Spokane sanitary sewer and water systems only. Individual on-site sewage systems and private water wells are prohibited.
36. The lots to be sold shall be connected to a functioning public water system complying with the requirements of the Engineering Department and having adequate pressure for domestic and fire uses as determined by the Water/hydro Services Department.

37. The lots to be sold shall be connected to a functioning public sanitary sewer system complying with the requirements of the Engineering Department.
38. The lots to be sold shall be served by a fire hydrant and appropriate access to streets as determined by the requirements of the City of Spokane Fire Department and City Transportation Department.
39. All improvements, including street improvements, required by City of Spokane Hearing Examiner Findings, Conclusions and Decision File No. Z21-223PPLT shall be installed to serve the residential unit for which the certificate of occupancy is sought in accordance with the plans approved by the City of Spokane.
40. 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.
41. 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 the Development Services Center prior to the issuance of any building and/or grading permits.
42. The City of Spokane does not accept responsibility to inspect, and/or maintain the private drainage easements, nor does the City of Spokane accept any liability for and failure by the lot owner(s) to properly maintain such areas. The City of Spokane is responsible for maintaining storm water facilities located within the public right-of-way as shown in the final plat documents. Maintenance shall include cleaning the structures and pipes.

Transportation:

THE FOLLOWING COMMENTS MUST BE ADDRESSED PRIOR TO MOVING FORWARD IN THE PRELIMINARY PLAT PROCESS INCLUDING SEPA DETERMINATION:

Note: Both the City of Spokane and WSDOT are waiting on a response from TO engineers regarding traffic impacts to US 195 and proposed mitigation options following a conversation with Bill White of TO Engineers on 11/02/2021. The below comments are preliminary and will be updated as necessary upon receipt of updated materials regarding traffic mitigation from TO engineering.

Comments that need to be addressed from WSDOT (Greg Figg).

43. WSDOT is awaiting on a response from TO Engineers regarding the traffic impacts to US 195.

Comments/conditions from Inga Note – City of Spokane Integrated Capital Management.

44. Construct a paved 10' wide pathway between Nettleton Lane and the Fish Lake Trail.

ADDITIONAL COMMENTS RECEIVED TO BE CONDITIONS OF APPROVAL:

State of Washington Dept. of Archaeology & Historic Preservation (see DAHP letter dated 10/25/2021):

45. A professional archaeological survey meeting DAHP's standards for Cultural Resource Reporting of the project area be conducted prior to ground disturbing activities.

Note: Submittal of the survey report to DAHP for review and assessment prior to ground disturbing activities is required.

46. That any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Spokane Tribe of Indians (see Tribal historic Preservation Officer Letter dated 10/26/2021):

47. Cultural survey completed by professional archaeologist in the respect of cultural resources.

Note: Submittal of survey report for review and assessment prior to ground disturbing activities is required.

Department of Ecology (see letter dated 11/03/2021):

48. Compliance with Department of Ecology Comments will be included as a condition of approval for preliminary plat. The enclosed letter addresses Ecologies Hazardous Waste and Toxics Reduction and Water Quality Programs specifically.

Other Comments received from agencies – for reference only:

49. Fairchild Air Force Base – no issues (see email dated 11/03/2021)
50. City of Spokane Streets Dept, Bobby Halbig – the street department has reviewed the documents and has no comments (see email dated 11/04/2021)

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. Three emails received as of the date of this letter have been included in the enclosures for your reference.

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

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

Sincerely,



Melissa Owen
Assistant Planner
Development Services Center

Enclosures:

State of Washington Department of Archaeology & Historic Preservation (letter dated 10/25/2021)

City of Spokane – Integrated Capital Management, Inga Note (email chain ending 10/25/2021)

Fairchild Air Force Base (email dated 10/25/2021)

Spokane Tribe of Indians letters (letter dated 10/26/2021)

WSDOT, Greg Figg (email 11/02/2021)

WA Dept of Ecology (letter dated 11/03/2021)

City of Spokane Street Dept. (email dated 11/03/2021)

City of Spokane – Integrated Capital Management, Inga Note (follow-up email chain ending 11/09/2021)

WSDOT, Greg Figg (follow-up email chain ending 11/09/2021)

City of Spokane – Planning comments

City of Spokane – Engineering Memo

Resident Comments prior to notice of Application (three emails total dated 11/02/2021 and 11/12/2021)



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

October 25, 2021

Melissa Owen
Assistant Planner II
City of Spokane
808 West Spokane Falls Boulevard
Spokane, WA 99201

In future correspondence please refer to:
Project Tracking Code: 2021-10-07344
Property: City of Spokane_Crystal Ridge South Subdivision (Z21-223PPLT)
Re: Survey Requested

Dear Melissa Owen:

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 Washington State law. If any federal or state capital funds are associated with this proposal, Section 106 of the National Historic Preservation Act and Governor's Executive Order 21-02 respectively apply. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. This is due, in part, to the proximity of the proposed project area to Latah Creek and a natural spring. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

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 shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

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

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending to the right.

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



From: [Note, Inga](#)
To: [Owen, Melissa](#)
Cc: [Kells, Patty](#); [Figg, Greg](#)
Subject: RE: Z21-223PPLT Crystal Ridge South Preliminary Long Plat - Request for Comments Due 11/04/2021
Date: Monday, October 25, 2021 7:56:40 AM
Attachments: [RE Crystal Ridge Threshold Analysis Sept 2021 Final.pdf.msg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Melissa,

A few weeks ago I sent comments to Bill White about the trip generation letter. I haven't seen a revision yet. And I don't know if WSDOT sent anything to them.

Thanks

Inga

From: Benzie, Ryan <rbenzie@spokanecity.org>
Sent: Friday, October 22, 2021 12:42 PM
To: Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven **Subject:** Z21-223PPLT Crystal Ridge South Preliminary Long Plat - Request for Comments Due 11/04/2021

Good afternoon,

Please find attached the Request for Comments, General Application/Narrative/Preliminary Long Plat Application, Proposed Plat Map, SEPA checklist and Title Report/Subdivision Guarantee for the following project:

Project Name: Crystal Ridge South Preliminary Long Plat (56-lot long plat)
File/Application Number: Z21-223PPLT
Location: 2500 W 17th Avenue (parcel 25252.0032), NE ¼ Section 25, Township 25N, Range 42E, W.M.

Please note that additional documents including a Critical Areas Checklist, Trip Generation/Threshold Analysis, Geotechnical Report, Preliminary Utility Plan, Conceptual Drainage Report, and Engineering Design Variance are available on the project website shortly. Visit <https://my.spokanecity.org/projects/>; search "Crystal Ridge South" to link to the project-specific page.

Please send all comments to Melissa Owen, Assistant Planner II at mowen@spokanecity.org by **November 4, 2021 at 5PM.**

Thank you,

From: [KOWALSKI, JAMIE K GS-12 USAF AMC 92 CES/CENP](#)
To: [Owen, Melissa](#)
Subject: RE: Z21-223PPLT Crystal Ridge South Preliminary Long Plat - Request for Comments Due 11/04/2021
Date: Monday, October 25, 2021 10:21:26 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Thanks for the opportunity to review, Fairchild has no issues.
Thanks,
jkk

Jamie K. Kowalski

Community Planner

92 CES/CENP

Fairchild AFB

DSN:657-3937

Phone: (509) 247-3937

Cell: (509) 710-9222

..........

From: Benzie, Ryan <rbenzie@spokanecity.org>
Sent: Friday, October 22, 2021 12:42 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>; Barlow, Lori <lbarlow@spokanevalley.org>; Basinger, Mike <mbasinger@spokanevalley.org>; Becker, Kris <kbecker@spokanecity.org>; Becker, Zachary <zbecker@cawh.org>; Bekkedahl, Robin <robin.bekkedahl@avistacorp.com>; BRECTO, JASON GS-13 USAF AMC 92 CES/CEN <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Byus, Dave <dave.byus@avistacorp.com>; Chanse, Andrew <achanse@spokanelibrary.org>; Coster, Michael <mcoster@spokanecity.org>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@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>; Duvall, Megan <mduvall@spokanecity.org>; Eliason, Joelle <jeliason@spokanecity.org>; Engineering Admin <eraea@spokanecity.org>; Environmental Review <SEPAUNIT@ECY.WA.GOV>; Eveland, Marcus <meveland@spokanecity.org>; Feist, Marlene <mfeist@spokanecity.org>; Figg, Greg



**Spokane Tribe of Indian
Tribal Historic Preservation Office**

P.O. Box 100 Wellpinit WA 99040

October 26, 2021

To: Melissa Owen, Planner

RE: File No. Z21-223PPLT

Ms. Owen,

Thank you for contacting the Tribe's Historic Preservation Office, we appreciate the opportunity to provide a cultural consent for your project, the intent of this process is to preserve and protect all cultural resources whenever protection is feasible.

We have reviewed your permit for the project mentioned above; the APE is considered to be in a *high-risk* area which would be impacted by the proposed ground disturbing action, whenever working around rivers or wetlands there is a high impact for cultural resources this is due in part to the proximity of Latah Creek.

Recommendation: Cultural Survey completed by professional archaeologist.

However, if any artifacts or human remains are found upon excavation activity this office is to be notified and the immediate area cease. Should additional information become available or the scope of work changes our assessment may be revised.

Again, thank you for this opportunity to comment and consider this a positive action that will assist us in protecting our shared heritage.

If questions arise, please contact me at (509) 258 – 4222.

Sincerely,

Randy Abrahamson
Tribal Historic Preservation Officer

From: [Kells, Patty](#)
To: [Owen, Melissa](#)
Subject: FW: [EXTERNAL] RE: Crystal Ridge South
Date: Tuesday, November 2, 2021 11:09:37 AM
Attachments: [image001.png](#)
[image002.jpg](#)

From: Figg, Greg <FiggG@wsdot.wa.gov>
Sent: Tuesday, November 02, 2021 11:01 AM
To: Johnson, Erik D. <edjohnson@spokanecity.org>; Note, Inga <inote@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>
Subject: RE: [EXTERNAL] RE: Crystal Ridge South

[CAUTION - EXTERNAL EMAIL - Verify Sender]

As Inga mentioned we had a conversation with Bill White of TO Engineers this morning on the traffic study. Bill is going back to look at the mitigations. I will send him the work that WCE Engineers have done on it. More to follow when we hear back from TO Engineers.

Thanks,

Greg

From: Johnson, Erik D. <edjohnson@spokanecity.org>
Sent: Tuesday, November 2, 2021 9:03 AM
To: Note, Inga <inote@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>
Cc: Figg, Greg <FiggG@wsdot.wa.gov>
Subject: [EXTERNAL] RE: Crystal Ridge South

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

You got it

From: Note, Inga <inote@spokanecity.org>
Sent: Tuesday, November 2, 2021 9:02 AM
To: Johnson, Erik D. <edjohnson@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>
Cc: Figg, Greg <FiggG@wsdot.wa.gov>
Subject: RE: Crystal Ridge South

Can you add "paved" and to "Nettleton Lane"?

From: Johnson, Erik D. <edjohnson@spokanecity.org>
Sent: Tuesday, November 2, 2021 8:52 AM
To: Note, Inga <inote@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>
Cc: Figg, Greg <FiggG@wsdot.wa.gov>
Subject: RE: Crystal Ridge South

Ok sounds good. So here is the pathway comment that I am adding to my memo

1. A connection to the Fish Lake Trail from this plat is required. Please clearly show the proposed connection location on the preliminary plat resubmittal. This pathway must be 10' wide and must be constructed prior to the final plat being recorded.

From: Note, Inga <inote@spokanecity.org>

Sent: Tuesday, November 2, 2021 8:48 AM

To: Johnson, Erik D. <edjohnson@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>

Cc: Figg, Greg <FiggG@wsdot.wa.gov>

Subject: RE: Crystal Ridge South

We will have more specific comments from WSDOT on the US 195/16th intersection, which will come from Greg Figg. Greg and I just talked to their traffic consultant this morning.

I would to have this one as a condition.

“Construct a paved 10’ wide pathway between Nettleton Lane and the Fish Lake Trail”.

From: Johnson, Erik D. <edjohnson@spokanecity.org>

Sent: Tuesday, November 2, 2021 8:42 AM

To: Note, Inga <inote@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>

Subject: Crystal Ridge South

Good morning,

Working on preparing comments for Crystal Ridge South Preliminary Plat. (Attached)

Can you tell me if the attached traffic analysis satisfies the below comments from pre-dev?

Thanks,

212121



Erik Johnson | City of Spokane | Engineering Technician IV

📞 Office 509.625.6445 | Cell 509.995.0870 | edjohnson@spokanecity.org



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

4601 N Monroe Street • Spokane, Washington 99205-1295 • (509)329-3400

November 3, 2021

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

Re: Crystal Ridge South, File: Z21-223PPLT

Dear Melissa Owen:

Thank you for the opportunity to provide comments regarding the proposal to subdivide 14.25-acres into 56 lots for development of single-family homes. The project include construction of utilities, roads, curbs, drainage swale and sidewalks (Proponent: Spokane Townhomes LLC). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Hazardous Waste and Toxics Reduction Program-Andrew Maher (509) 329-3612

Please keep in mind that during the construction activities associated with the Crystal Ridge South project, some construction-related wastes produced may qualify as dangerous wastes in Washington State. Some of these wastes include:

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

You may find a more comprehensive list, as well as a link to identify and designate your wastes on the Common Construction and Demolition Wastes website at <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>.

Responsibility for construction waste generated at a facility is the responsibility of the facility that generates the waste. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste.

For more information and technical assistance, contact Andrew Maher at (509) 329-3612 or via email at Andrew.Maher@ecy.wa.gov.

Water Quality Program-Shannon Adams (509) 329-3610

If all construction related stormwater is retained on site during construction and there is not discharge of turbid water or sediment tracked off site during construction, the project may not require a Construction Stormwater General Permit. Discharging without a permit is a violation of RCW 90.48.160.

For more information or technical assistance, please contact Shannon Adams at (509) 329-3610 or via email at Shannon.Adams@ecy.wa.gov.

You must register all dry wells installed to receive stormwater runoff with Ecology's Underground Injection Control Program. Registration must occur 60-days before construction of the drywell. You may access information and online registration at <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Underground-injection-control-program/UIC-registration-requirements-information>.

In addition, discharge from the well(s) must comply with the ground water quality requirement (nonendangerment standard) at the top of the ground water table.

If you have questions or need further assistance, please contact Llyn Doremus, Eastern Regional Office UIC Coordinator at (509) 329-3518 or via email at Llyn.Doremus@ecy.wa.gov.

State Environmental Policy Act (SEPA)

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

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

Department of Ecology
Eastern Regional Office
(Ecology File: 202105727)

From: [Halbig, Bobby](#)
To: [Owen, Melissa](#)
Subject: RE: Z21-223PPLT Crystal Ridge South Preliminary Long Plat - Request for Comments Due 11/04/2021
Date: Wednesday, November 3, 2021 9:45:31 AM
Attachments: [image002.png](#)
[image007.png](#)
[image008.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Good morning Melissa,
The Street Department has reviewed the document(s), and has no comments.
Best regards,



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



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From: Benzie, Ryan <rbenzie@spokanecity.org>
Sent: Friday, October 22, 2021 12:42 PM
Subject: Z21-223PPLT Crystal Ridge South Preliminary Long Plat - Request for Comments Due 11/04/2021

Good afternoon,

Please find attached the Request for Comments, General Application/Narrative/Preliminary Long Plat Application, Proposed Plat Map, SEPA checklist and Title Report/Subdivision Guarantee for the following project:

Project Name: Crystal Ridge South Preliminary Long Plat (56-lot long plat)

File/Application Number: Z21-223PPLT

Location: 2500 W 17th Avenue (parcel 25252.0032), NE ¼ Section 25,

Township 25N, Range 42E, W.M.

Please note that additional documents including a Critical Areas Checklist, Trip Generation/Threshold Analysis, Geotechnical Report, Preliminary Utility Plan, Conceptual Drainage Report, and Engineering Design Variance are available on the project website shortly. Visit <https://my.spokanecity.org/projects/>; search "Crystal Ridge South" to link to the project-

From: [Note, Inga](#)
To: [Owen, Melissa](#); [Figg, Greg](#)
Subject: RE: [EXTERNAL] RE: Crystal Ridge South
Date: Tuesday, November 9, 2021 10:07:11 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Yes please.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Tuesday, November 9, 2021 10:02 AM
To: Note, Inga <inote@spokanecity.org>; Figg, Greg <FiggG@wsdot.wa.gov>
Subject: RE: [EXTERNAL] RE: Crystal Ridge South

Inga,
Sure – I can add this as the preliminary comment. Do you want me to also note the trail connection found below? Thanks Inga.

I will be working remotely until further notice and will respond to emails as quickly as possible. Thank you for your patience!



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



From: Note, Inga <inote@spokanecity.org>
Sent: Tuesday, November 9, 2021 9:28 AM
To: Owen, Melissa <mowen@spokanecity.org>; Figg, Greg <FiggG@wsdot.wa.gov>
Subject: RE: [EXTERNAL] RE: Crystal Ridge South

You could say we are waiting on a response from T-O engineers regarding traffic mitigation options.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Tuesday, November 9, 2021 9:26 AM
To: Figg, Greg <FiggG@wsdot.wa.gov>; Note, Inga <inote@spokanecity.org>
Subject: FW: [EXTERNAL] RE: Crystal Ridge South

Greg and Inga,
I know that you were going back to the engineering to get some updated information, but I need to get a comment letter out to the applicant. I see that there is a memo noted below, but I've not received a copy of this. Are there some preliminary comments I can add to the letter requesting more

information on this project?

Thank you.

I will be working remotely until further notice and will respond to emails as quickly as possible. Thank you for your patience!



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



From: Kells, Patty <pkells@spokanecity.org>
Sent: Tuesday, November 2, 2021 11:10 AM
To: Owen, Melissa <mowen@spokanecity.org>
Subject: FW: [EXTERNAL] RE: Crystal Ridge South

From: Figg, Greg <FiggG@wsdot.wa.gov>
Sent: Tuesday, November 02, 2021 11:01 AM
To: Johnson, Erik D. <edjohnson@spokanecity.org>; Note, Inga <inote@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>
Subject: RE: [EXTERNAL] RE: Crystal Ridge South

[CAUTION - EXTERNAL EMAIL - Verify Sender]

As Inga mentioned we had a conversation with Bill White of TO Engineers this morning on the traffic study. Bill is going back to look at the mitigations. I will send him the work that WCE Engineers have done on it. More to follow when we hear back from TO Engineers.

Thanks,

Greg

From: Johnson, Erik D. <edjohnson@spokanecity.org>
Sent: Tuesday, November 2, 2021 9:03 AM
To: Note, Inga <inote@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>
Cc: Figg, Greg <FiggG@wsdot.wa.gov>
Subject: [EXTERNAL] RE: Crystal Ridge South

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

You got it

From: Note, Inga <inote@spokanecity.org>
Sent: Tuesday, November 2, 2021 9:02 AM
To: Johnson, Erik D. <edjohnson@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>
Cc: Figg, Greg <FiggG@wsdot.wa.gov>
Subject: RE: Crystal Ridge South

Can you add "paved" and to "Nettleton Lane"?

From: Johnson, Erik D. <edjohnson@spokanecity.org>
Sent: Tuesday, November 2, 2021 8:52 AM
To: Note, Inga <inote@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>
Cc: Figg, Greg <FiggG@wsdot.wa.gov>
Subject: RE: Crystal Ridge South

Ok sounds good. So here is the pathway comment that I am adding to my memo

1. A connection to the Fish Lake Trail from this plat is required. Please clearly show the proposed connection location on the preliminary plat resubmittal. This pathway must be 10' wide and must be constructed prior to the final plat being recorded.

From: Note, Inga <inote@spokanecity.org>
Sent: Tuesday, November 2, 2021 8:48 AM
To: Johnson, Erik D. <edjohnson@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>
Cc: Figg, Greg <FiggG@wsdot.wa.gov>
Subject: RE: Crystal Ridge South

We will have more specific comments from WSDOT on the US 195/16th intersection, which will come from Greg Figg. Greg and I just talked to their traffic consultant this morning.

I would to have this one as a condition.

"Construct a paved 10' wide pathway between Nettleton Lane and the Fish Lake Trail".

From: Johnson, Erik D. <edjohnson@spokanecity.org>
Sent: Tuesday, November 2, 2021 8:42 AM
To: Note, Inga <inote@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>
Subject: Crystal Ridge South

Good morning,

Working on preparing comments for Crystal Ridge South Preliminary Plat. (Attached)

Can you tell me if the attached traffic analysis satisfies the below comments from pre-dev?

Thanks,

permit.

Inga Note – Senior Traffic Planning Engineer – ICM (625-6331):

1. You will need to make sure your project does not add traffic to the NB US 195 on-ramp to EB US I-90. You will likely need to construct the intersection modifications at US 195 and 16th Ave. Or wait to proceed with this plat addition until someone else constructs the improvements.
2. A connection to the Fish Lake Trail from this addition is required - there needs to be an easy access for residents to get to and from the trail.

Greg Figg – Development Services Manager - WSDOT (324-6199):

In reviewing this proposal WSDOT has the following comments:

1. The intersection of US 195/16th Ave. as well as the I-90/US 195 eastbound merge point are both operating at a poor level of service during the peak hours. This development proposal will add additional traffic to both of these areas. A traffic analysis needs to be prepared by the applicant's engineer to address this impact and propose mitigation strategies that are needed as a result of the development.
2. The above requested traffic analysis needs to be conducted in conformance with the City of Spokane and WSDOT traffic analysis procedures.



Erik Johnson | City of Spokane | Engineering Technician IV

☎ Office 509.625.6445 | ☎ Cell 509.995.0870 | edjohnson@spokanecity.org

From: [Figg, Greg](#)
To: [Note, Inga](#); [Owen, Melissa](#)
Subject: RE: [EXTERNAL] RE: Crystal Ridge South
Date: Tuesday, November 9, 2021 5:34:50 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I agree we are waiting on a response from TO Engineers regarding the traffic impacts to US 195.
Thanks,

Greg

From: Note, Inga <inote@spokanecity.org>
Sent: Tuesday, November 9, 2021 9:28 AM
To: Owen, Melissa <mowen@spokanecity.org>; Figg, Greg <FiggG@wsdot.wa.gov>
Subject: RE: [EXTERNAL] RE: Crystal Ridge South

You could say we are waiting on a response from T-O engineers regarding traffic mitigation options.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Tuesday, November 9, 2021 9:26 AM
To: Figg, Greg <FiggG@wsdot.wa.gov>; Note, Inga <inote@spokanecity.org>
Subject: FW: [EXTERNAL] RE: Crystal Ridge South

Greg and Inga,

I know that you were going back to the engineering to get some updated information, but I need to get a comment letter out to the applicant. I see that there is a memo noted below, but I've not received a copy of this. Are there some preliminary comments I can add to the letter requesting more information on this project?

Thank you.

I will be working remotely until further notice and will respond to emails as quickly as possible. Thank you for your patience!



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



Planning Comments – Melissa Owen (509-625-6063)

Revisions required prior to deeming the application technically complete:

1. Please clarify what is proposed for the land located to the south of the area labeled phase I and phase 2: This area is not listed for any specific use or phase, but contained within the parcel 25252.0032. See also the phase clarification requested below.
2. Phasing – Pursuant to 17G.080.050(F), a master phasing plan may be approved; however, the proposal does not appear to meet the phase requirements. The requirements of a phase development are found below:
 - a. the phasing plan includes all land identified within the boundary of the plat;
 - b. the sequence of the phased development is identified on the plan;
 - c. each phase has reasonable public or private infrastructure to support the number of lots contained in that phase;
 - d. each phase constitutes an independent planning unit with facilities, adequate circulation, and any requirements established for the entire plat;
 - e. any unfinalized portion meets the minimum lot size of the underlying zone for the proposed use; and the director of engineering services approves the necessary documents so that all road improvement requirements are assured for that phase; and
 - f. blocks are wholly contained within any individual phase.
3. Minimum lot size, dimensions, and setbacks can only be modified via PUD Process. For a standard plat to be processed minimum lot width & depth, lot area, and minimum frontage upon a public street all need to conform to the underlying zone (17C.110.200). While each lot proposed meets these minimum standards, sidewalks are being proposed in easements effectively reducing the buildable lot depth. As such planning is recommending that any lot with sidewalks in easement include a minimum 15' FY setback to living space from the back of walk instead of property line. This recommendation has been included in the conditions of approval section below.
4. Pursuant to 117G.080.040(B)(2), please add the names and address of the record owners and taxpayers of each parcel adjoining the subdivision.
5. Geohazard Evaluation, Preliminary report (17C.040.090).

This land proposed for development includes areas of steep slopes which require a preliminary evaluation/report and mitigation plan as necessary in compliance with Geologically Hazardous Areas, general performance standards found in [17E.040.100](#).

 - a. The geological evaluation completed appears to address stormwater and stormwater mitigation; however, the report should also document the extent and nature of geohazards on the subject and shall provide mitigating measures and an assessment of geohazards associated with the proposal. Please update the report to include additional information regarding:
 - i. Vegetation, including trees, shrubs and forbs in the project area and all critical areas addressed in the report shall be documented and evaluated for relation to slope integrity, stability, erosion control. Vegetation management plans shall adhere to best management practices and should identify opportunities to retain or augment existing native vegetation for slope stability, erosion and sedimentation control.

- ii. Additional Application requirements are found in 17E.040.080.

Please note that when the director determines that the significant adverse impact of a use or activity located in a geologically hazardous area cannot be mitigated through standards identified in [SMC 17E.040.100](#), the project proponent shall prepare a geohazard mitigation plan to identify construction standards for the proposal.

Please also note that per [Section 17E.040.120](#) Subdivision and Dedication Notice, the division of land in landslide hazard areas is subject to the following:

- Land that is located wholly within a landslide hazard area or its buffer may not be subdivided. Land that is located partially within a landslide hazard area may be subdivided provided that each resulting lot has sufficient buildable area outside of, and will not affect, the landslide hazard.
- Access roads and utilities may be permitted within the landslide hazard area if the City of Spokane determines that no feasible alternative exists.
- Final subdivisions located within geologically hazardous areas shall contain language in the plat dedication to indicate lots or portions of lots that are affected by geologic hazards. In addition, building setback lines may be drawn on lots, parcels and tracts so as to indicate suitable areas for construction of structures or improvements.

- iii. If retaining walls will be required for development of this site, please provide additional information about retaining walls proposed for this development.

Based on the initial review of the preliminary long plat the following comments will be recommended as conditions of approval of the preliminary plat:

6. Separated Sidewalk and Street Trees are required for all new streets.
7. Compliance with Geologically Hazardous Areas, general performance standards found in [17E.040.100](#).
8. The International Building Code chapter 16, Structural Design, chapter 18, Soils and Foundations, and Appendix J, Grading, as now or hereafter amended, shall be used when activities and uses are proposed within or partly within geologically hazardous areas.
9. Dedication Notice: Final subdivisions located within geologically hazardous areas shall contain language in the plat dedication to indicate lots or portions of lots that are affected by geologic hazards. In addition, building setback lines may be drawn on lots, parcels and tracts so as to indicate suitable areas for construction of structures or improvements.
10. If grading is proposed that will alter the site from the natural grade, please note that:
 - a. Structures and improvements shall minimize alterations to the natural contour of the slope and the foundation shall be tiered where possible to conform to existing topography. Terracing of the land shall be kept to a minimum to preserve natural topography where possible. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation. All development should be designed to minimize impervious lot coverage
 - b. Unless otherwise provided or as part of an approved alteration, removal of vegetation from an erosion or landslide hazard area or related buffer shall be prohibited. Removal of

vegetation, including trees, shrubs, grasses and forbs shall be the minimum required for construction. Any replanting that occurs shall consist of trees, shrubs and ground cover that is compatible with the existing surrounding vegetation, meets objectives of erosion prevention and site stabilization and does not require permanent irrigation for long term survival.

11. Setbacks: for lots with sidewalks in easements a minimum 15' FY setback to living space from the back of walk is required instead of a 15' setback from the property line.
12. Retaining Walls:
 - a. Retaining Walls require a separate permit (fence permit for walls 4' tall or less; building permit for walls more than 4' tall. Note: height of walls are measured from the bottom of the base on which the walls are set to the top of the soil being retained.
 - b. Retaining walls will count toward lot coverage if over 2.5' in height.

General notes for the preliminary and final plat process:

13. The final plat shall include the signatory statements as prescribed in [SMC 17G.080.040\(G\)\(2\)](#) including the following:
 - a. he certification of the hearing examiner, on behalf of the city council, as follows:

“This plat has been reviewed on this ____ day of _____, 20__ and is found to be in full compliance with all the conditions of approval stipulated in the Hearing Examiner’s approval of preliminary plat # -PP.

Hearing Examiner”

- b. 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.

MEMORANDUM



DATE: November 15, 2021

TO: Melissa Owen, Assistant Planner

FROM: Erik Johnson, Engineering Technician IV

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

FILE NO: Z21-223PPLT

SUBJECT: Crystal Ridge South Preliminary Long Plat

COMMENTS TO BE ADDRESSED PRIOR TO PRELIMINARY PLAT APPROVAL

1. Please submit a hydraulic analysis showing that the design meets minimum standards and indicating how this project effects the City of Spokane water system. The public water main may need to be looped to connect to the private water system which would require a master meter.
2. If this is to be a public plat, Nettleton Lane must be renamed Nettleton Street. An appropriate transition must be approved by the City where Nettleton Lane connects to Nettleton Street.
3. A connection to the Fish Lake Trail from this plat is required. Please clearly show the proposed connection location on the preliminary plat resubmittal by adding a width dimension to the easement location shown on Lot 35, Block 1. This pathway must be a 10' wide paved connection between Fish Lake Trail and Nettleton Lane and it must be constructed prior to the final plat being recorded.
4. Resubmittal must include all items identified in SMC Section 17G.080.040(B)2 as mentioned in SMC 17G.080.050(C)1
5. Any street grades exceeding 8% must be shown on the face of the preliminary plat. Please verify.
6. Phase lines must be revised. Per SMC 17G.080.050 (F)6, blocks must be fully contained within any individual phase.

Date: November 15, 2021

Comments: Crystal Ridge South Preliminary Long Plat (Continuation)

7. Cochran St. is a necessary secondary fire access for Phase 1 and the Fire Department must approve any temporary measure between phases. It may be that phase 2 roads need to be constructed with 8" of gravel 20 feet wide at a minimum prior to phase 1 being finalized.

COMMENTS SPECIFIC TO THE SEPA SUBMITTED FOR THE PRELIMINARY PLAT

8. None

COMMENTS TO BE ADDRESSED AT FINAL PLAT

9. Centerline survey monuments will be required to be installed in the locations identified in Section 3.7-13 of the Design Standards.
10. A design variance has been granted allowing 50' right-of-ways with sidewalks located on easements. These narrower streets will require further analysis during Engineering plan review and may require an auto-turn maneuverability analysis showing the effect of the streets on fire response vehicles. No parking on one side of the street may also be required.
11. WSDOT is looking into potential traffic mitigation measures and will comment separately.
12. All easements, existing or proposed, must be shown on the face of the final plat. If blanket in nature they must be referenced in a Surveyor's Note.
13. Lot plans, following the criteria outlined in the Spokane Regional Stormwater Manual Appendix 3C, must be submitted for review after infrastructure plans have been approved for construction.
14. In accordance with the City's Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion / sediment control improvements not constructed prior to approval of the final plat. Water and sewer improvements cannot be bonded for.
15. Both streets are necessary for fire access to this plat and the following statement must be added to the plat dedication, "*Gates or fencing cannot be constructed across any streets in this plat without prior approval from the City Engineer.*"

STATEMENTS TO BE INCLUDED IN THE FINAL PLAT DEDICATION

16. Sidewalk easements, as platted and shown hereon, which are for the purpose of installing, operating, and maintaining pedestrian walkways, are hereby granted for public use.

Date: November 15, 2021

Comments: Crystal Ridge South Preliminary Long Plat

(Continuation)

17. All parking areas and driveways shall be hard surfaced.
18. The development of any below-grade structures, including basements, is subject to review of a Geotechnical Evaluation for foundation design to determine suitability and the effects from Stormwater and/or subsurface runoff. The Geotechnical Evaluation is required to be performed for each lot with below grade-level structures and submitted for review and acceptance by Developer Service prior to the issuance of a building permit. An overall or phase-by-phase Geotechnical Analysis may be performed in light of individual lot analysis to determine appropriate construction designs.
19. Slope easements for cut and fill, as deemed necessary by Developer Services in accordance with City Design Standards, are granted along all public right of ways.
20. GFC charges and Transportation Impact Fees will be collected prior to the issuance of a building permit for the affected lot.
21. Utility easements, including cable television, shown on the herein described plat are hereby granted to the City of Spokane, its permittees and the serving utility companies for the construction, reconstruction, maintenance, protection, inspection, and operation of their respective facilities, together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities and the right to trim and/or remove trees, bushes, landscaping and to prohibit structures that may interfere with the construction., reconstruction, reliability, maintenance, and safe operation of same. Serving utility companies are granted the right to install utilities across sidewalk and drainage easement as needed to access utility easements from the road right-of-way.
22. This plat will be served by the City of Spokane sanitary sewer and water systems only. Individual on-site sewage systems and private water wells are prohibited.
23. The lots to be sold shall be connected to a functioning public water system complying with the requirements of the Engineering Department and having adequate pressure for domestic and fire uses as determined by the Water/hydro Services Department.
24. The lots to be sold shall be connected to a functioning public sanitary sewer system complying with the requirements of the Engineering Department.
25. The lots to be sold shall be served by a fire hydrant and appropriate access to streets as determined by the requirements of the City of Spokane Fire Department and City Transportation Department.
26. All improvements, including street improvements, required by City of Spokane Hearing Examiner Findings, Conclusions and Decision File No. Z21-223PPLT shall be installed to serve the residential unit for which the certificate of occupancy is sought in accordance with the plans approved by the City of Spokane.

Date: November 15, 2021

Comments: Crystal Ridge South Preliminary Long Plat

(Continuation)

27. 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.
28. 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 the Development Services Center prior to the issuance of any building and/or grading permits.
29. The City of Spokane does not accept responsibility to inspect, and/or maintain the private drainage easements, nor does the City of Spokane accept any liability for and failure by the lot owner(s) to properly maintain such areas. The City of Spokane is responsible for maintaining storm water facilities located within the public right-of-way as shown in the final plat documents. Maintenance shall include cleaning the structures and pipes.

cc: Development Services Center File
Kris Becker, P.E., Manager, Development Services
Eldon Brown, P.E. Principal Engineer, Development Services
John Saywers, P.E., Principal Engineer, Development Services
Mike Nilsson, P.E., Senior Engineer, Development Services
Inga Note, P.E., Integrated Capital Management
Patty Kells, Traffic Engineering Assistant, Development Services
Joelie Eliason, Engineering Technician IV, Development Services

From: [Sue Luppert](#)
To: [Owen, Melissa](#); [deBit, Donna](#); [Wilkerson, Betsy](#); [Kinnear, Lori](#); [Beggs, Breean](#)
Subject: NO to the new development in Grandview area!!!
Date: Tuesday, November 2, 2021 7:02:35 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I am NOT in support of this development. Comprehensive planning for the whole of the Latah Valley and I-195 must be completed prior, and funding sources need to be marked for needed infrastructure.

Because:

- The current roadway infrastructure is dangerous (I-90/195/16th Ave) and currently is incapable of handling current traffic loads safely or effectively through this part of the city
- Near term projected roadway improvements will likely take years to implement and are not designed to be long term solutions
- This part of the city lacks adequate fire department services
- This part of the city lacks adequate police department services
- This part of the city has NO public transportation - this is very important to me
- This part of the city has NO public library
- This part of the city has NO schools (public or private)
- This part of the city has NO community center
- This proposed development is NOT affordable (to most people in Spokane) or low income
- This development will harm the wildlife corridors of this part of the city - very important to me

Due to lack of planning decades ago and monitoring by the city, any level of major development CAN NOT be adequately, responsibly, or safely absorbed by this part of the city until comprehensive planning is undertaken with funding provided for needed infrastructure.

From: [Diane McDaniel](#)
To: [Owen, Melissa](#)
Subject: Grandview Thorpe neighborhood
Date: Tuesday, November 2, 2021 3:48:52 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I am NOT in support of this development. Comprehensive planning for the whole of the Latah Valley and I-195 must be completed prior, and funding sources need to be marked for needed infrastructure.

Because:

- The current roadway infrastructure is dangerous (I-90/195/16th Ave) and currently is incapable of handling current traffic loads safely or effectively through this part of the city
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- This part of the city lacks adequate fire department services
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- This part of the city has NO public transportation
- This part of the city has NO public library
- This part of the city has NO schools (public or private)
- This part of the city has NO community center
- This proposed development is NOT affordable (to most people in Spokane) or low income
- This development will harm the wildlife corridors of this part of the city

Due to lack of planning decades ago and monitoring by the city, any level of major development CAN NOT be adequately, responsibly, or safely absorbed by this part of the city until comprehensive planning is undertaken with funding provided for needed infrastructure.

Thank you for the consideration
Diane Sorensen
3328 w 17th Avenue Spokane 99224

From: [Claudia Lobb](#)
To: [Owen, Melissa](#)
Subject: Westwood Hills development concerns
Date: Friday, November 12, 2021 1:53:40 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

As long-time residents of the Westwood Hills neighborhood, we are in firm OPPOSITION to further development in our area and the entire Latah Valley corridor. Comprehensive planning for the whole of the Latah Valley, I-90 and State Hwy 195 must be completed prior and funding sources need to be secured. Can we PLEASE plan the infrastructure and then build the developments?

For twenty-one (21) years we, personally, have lived with infrastructure that has never been adequate to safely move residents into and out of the area. Here are just a few of our concerns:

1. The current roadway infrastructure is dangerous (I-90, 195, 16th Ave., W. 21st and "D" St.) and currently is incapable of handling current traffic loads safely or effectively through this part of the city
2. As a retired city employee, I am well aware of the issues with fire protection "at the top of the hill"....think house fire with the Sunset Hill and I-90 blocked by stranded vehicles
3. Our area lacks adequate police department services with increased crime from homeless individuals who camp, unabated, in and around the trail which we neighbors refer to as "The Transient Trail"
4. Our area has NO public transportation, the closest bus stop is at the top of the Sunset Hill, dark, unsafe and plagued with crime from neighboring motels
5. Our area has NO public library
6. Our area has NO nearby public or private schools, students are bused to Hutton, Sacajawea and Lewis and Clark
8. This development is NOT affordable to the average home buyer in Spokane but well poised for the out-of-town, cash flush buyers who in turn contribute to increased property taxes, increased traffic, along with roads and infrastructure issues
9. This development WILL harm the historical wildlife corridors that stretch from Tower Mountain to Turnbull Wildlife Refuge

Builders have been allowed to make money in our neighborhood but we residents are the ones who pay the price with unsafe intersections, streets and downright dangerous driving situations. We challenge you to stand at the corner of W.16th Avenue and Grandview or W. 21st Ave and South "D" Street or Sunset Highway and Rustle St. on a snowy commute.

It has been 90 days since we last sent correspondence to city employees and to date, we have received not one reply. We hope to have a different outcome with you.

Claudia and Dan Lobb
3328 W 21st Avenue