

July 7, 2023

Whipple Consulting Engineers, Inc.  
c/o Austin Fuller  
21 S Pines Rd  
Spokane Valley, WA 99224

RE: 2<sup>nd</sup> Review of File # Z23-117PSP – Red Band Preliminary Short Plat

Dear Mr. Fuller,

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 and need to be addressed before this application can be considered technically complete and proceed to Notice of Application.

### **Revisions/Clarification Required.**

#### **Planning:**

Please be advised that planning has some questions and concerns about the proposed private driveway that exceeds the parking and maneuvering areas allowed in the front yard setback in the RMF zone (maximum 20% permitted under SMC 17C.230.145). Because this 2<sup>nd</sup> review of your proposal is being conducted by a different planner than you began this process with and I am finding that more information and/or clarification, beyond that requested during the initial review is required, I would be happy to have a meeting with you to discuss the below requests from planning in more detail.

As a new reviewer to this project I also found some application materials a bit confusing: I will work you to update application materials for clarity.

I look forward to working with you to address the following items:

1. The revised plat map indicates a private road. Private streets/roads are only permitted through a planned unit development. Please clarify.
2. Vehicular Access:
  - a. The access driveway appears to exceed the 20% front yard parking and maneuvering areas permitted in the RMF zone under Section 17C.230.145 Development Standards for Residential Uses as noted above. The 20% limitation is calculated from the property line to the building setback (actual constructed setback). Please advise if you had prior conversations with planning staff recording the proposed layout of this site including the lot coverage limitation for parking and maneuvering in the front yard setback area.
  - b. Similar to above, required parking is not permitted within 20' of the front lot line. It appears that multiple parking stalls are proposed in the front yard setback area. Any non-required parking in the front yard setback will be counted toward the 20% limitation noted above. Were any conversation had with planning regarding this aspect of your project prior to plat submittal.

- c. It appears that there are portions of the proposed access driveway directly adjoining the proposed trail without any protection for pedestrians (proposed lots 5 and 6) – please clarify.
3. Please update the preliminary plat map to include existing structures on proposed lot 1. Please include setbacks from these existing structures to the proposed lot lines. This detail is required for platting actions pursuant to 17G.080.040(B)(2) – contents of a short plat map.
4. Please update the preliminary plat map with a clear delineation between property zoned CB and property zoned RHD-35.
5. Site data Table – currently there is a minimum, maximum and allowed density that do not appear to match the SMC for density. There is no upper density limit for residential units in the RHD zone nor in the commercial zone. Density will ultimately be determined by other factors such as parking, stormwater, height, etc.
6. Slope Table – please update the maximum slope on the slope table. The current maximum slope is of what is meant by a maximum slope of 1444%
7. It is difficult to see what is included in tract A and what is included in tract B – please clarify this portion of the map.
8. Geologically Hazardous Zones:
  - a. Please submit a critical areas application for the steep slopes.
  - b. If retaining walls will be required for development of this site, please provide additional information about retaining walls proposed for this development as part of the preliminary plat review.
  - c. 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](#).

    - i. 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:
      1. 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.
      2. Additional Application requirements are found in 17E.040.080.
    - ii. 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.
    - iii. 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:

1. 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.
  2. Access roads and utilities may be permitted within the landslide hazard area if the City of Spokane determines that no feasible alternative exists.
  3. 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.
9. As noted by Donna deBit during the initial agency review for this plat, please provide a draft copy of the required perpetual shared use/access agreement for any shared facilities such as parking, stormwater, etc. Based on the revised site plan detail, the shared facilities also include facilities associated with the existing construction on parcel 25113.0061.

**Transportation (Inga Note):**

10. Please update the trip generation evaluation since the access points changed.

**Engineering:**

11. Thank you for providing the requested water and sanitary sewer capacity analyses (including peak hour demands, max day demands, average flows and fire flows) as part of the submittal for this project. Engineering has completed a preliminary review of this analysis and we anticipate a completed, formal evaluation from the wastewater department shortly.
12. Please provide a cross-section of the proposed access and utility easement. Since the interior road network (driveway) is not proposed to be a City standard public or private street, it must be constructed with a minimum 3 inches of HMA over 4 inches of crushed surfacing.

**General Comments on the Plat:**

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

**Transportation**

1. Our bicycle plan calls for a shared-use pathway along the frontage of Whistalks Way. (M. Owen update – thank you for submitting a revised proposal showing a shared use path along the frontage of Whistalks Way. The shared use path along Whistalks Way will be included as a condition of approval for the platting action).

**Streets (Bobby Halbig):**

2. Please see enclosed memo from Bobby Halbig dated June 22, 2023. These comment would be addressed at time of engineering plan review as applicable based on the final layout of lots, access, etc.

### **Spokane Transit Authority:**

3. Spokane Transit currently has a bus stop pair at the intersection of Whistalks Wy @ Randolph Rd. Please coordinate with Spokane Transit to improve this bus stop with an ADA boarding and alighting pad.
4. The City of Spokane will need to review and approve these bus stop improvements. Please coordinate with Melinda Rehfeldt at [mrehfeldt@spokanettanist.com](mailto:mrehfeldt@spokanettanist.com) or (509)343-1692. Spokane Transit's bus stop standards are located here, [Bus Stop Design Standards - Spokane Transit Authority](#). To help facilitate access to transit keep sidewalks clear during construction. It is noted that the site plan does show sidewalks along the boundary and interior of the project site, this allows safe and accessible pedestrian access to the nearby transit facilities.

### **Department of Ecology:**

5. Please see enclosed letter dated June 22, 2023, with Water Quality Program and General SEPA information. This letter appears to be the same/similar to the letter previously submitted by WSDOE.

### **Planning:**

6. We recommend that you submit your final plat materials at the time of submittal of engineering plans for infrastructure development in order to avoid conflicts across plans. While the final plat will not be approved until infrastructure improvements are completed and accepted by the City of Spokane, the review process can take place concurrently.
7. Street trees will be required. Thank you for submitting a preliminary street tree plan with your revision submittal dated June 6, 2023. A copy of this plan will be requested at time of your final plat submittal and will be reviewed for approval at that time.
8. The build out of the site including compliance with development standards for CB and RHD zones, parking, etc. will be evaluated at time of construction permit(s). Should you have questions about code compliance, please feel free to reach out at any time.
9. Planning will include required dedications language and other general comments related to final plat submittal in a future technically complete letter.

### **Spokane Tribe of Indians:**

The following comment will need to be addressed prior to any ground disturbing activities. Please see the enclosed second letter submitted by Spokane Tribe of Indians on June 21, 2023, related to this matter. Given that the recommendation proposed during this round of agency review has been modified, we suggest contacting Randy Abrahamson to discuss the best path forward related to cultural resource protection.

10. 06/21/2023 Recommendation: Cultural monitoring in all ground disturbing activity.
11. 04/19/2023 Recommendation: After archive research we know that this area contains cultural resources which would be impacted by the proposed ground disturbing activity given its location and presence. A Cultural survey shall be completed by a professional archaeologist prior to any ground disturbing activities. Once the survey / sub-surface testing is completed we will do more mitigation to discuss the plan of action if cultural resources are identified during the cultural survey. However, if any artifacts or human remains are found upon excavation activity this office is to be notified and the immediate area cease.

### **Engineering:**

12. The developer will be responsible for all costs associated with design and construction of sanitary sewer improvements necessary to serve the proposed plat.
  - a. The sanitary sewer system shall be designed and constructed in accordance with City standards.
  - b. 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.
  - c. The City of Spokane does not allow sanitary sewer lines to cross property lines unless the sanitary sewer system is private and located in easements.
  - d. If the sanitary sewer system is private, it shall be operated and maintained by a Homeowners Association, or like entity, qualified to perform said services.
13. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Stormwater Facilities", the Spokane 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. 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 Spokane 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.
  - b. Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.
  - c. 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.
  - d. If drywells are utilized, they will be tested to insure 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.
  - e. The developer will be responsible for all costs associated with design and construction of storm water improvements necessary to serve the proposed plat.
  - f. The stormwater system shall be designed and constructed in accordance with City standards.
  - g. Construction plans shall be submitted to Development Services for review and acceptance.
  - h. The City of Spokane does not allow stormwater lines to cross property lines unless the stormwater system is private and located in easements.

- i. If the stormwater system is private, it shall be operated and maintained by a HOA, or like entity, qualified to perform said services.
14. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
  - a. All street identification and traffic control signs required due to this project must 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.
  - b. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
  - c. Construction plans shall be submitted to Development Services for review and acceptance.
  - d. Where the interior roadway network crosses parcels, a mutual use and access agreement will be required. The roadways must be operated and maintained by a HOA, or like entity, qualified to perform said services.
15. A 12-inch ductile iron and cast iron water distribution main in Whistalks Way is available to serve the project, as well as a 12-inch ductile iron main in River Ridge Boulevard.
  - a. 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 pressure relief valves installed at developer expense.
  - b. An electronic version (pdf) of an overall water plan and hydraulic analysis must be submitted to the Development Services Center for review and concurrence. The hydraulic analysis must include supporting calculations for domestic and fire flows per City of Spokane Design Standards.
  - c. In addition to the hydraulic analysis, construction plans shall be submitted to the Development Services Center 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.
  - d. The City of Spokane does not allow water lines to cross property lines unless the water system is private, located in easements, and master metered at the nearest public right of way line.
  - e. If the water system is private, it shall be operated and maintained by a HOA, or like entity, qualified to perform said service.
16. 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.
17. Plan review fees for sanitary sewer, water, street, and stormwater improvements will be determined at the time of plan submittal and must be paid prior to the start of review.
18. The preliminary plat references easements to be recorded in separate AFN. Easements will need to be established by the final plat or recorded separately and the AFN referenced on the final plat.

19. Comments regarding the signalized intersection, access onto Whistalks Way, the shared-use pathway, and other traffic/transportation items will be provided by others.

**Items to be addressed prior to final plat approval:**

- I. Addresses must be shown on the final plat. Address permits can be applied for at the City of Spokane permit center or by calling (509) 625-6300.
- II. Redband Apartment Buildings A and B are currently under construction on Lot 1 and the private sewer and water lines serving those buildings are crossing Lot 2. This sewer line must be protected by an easement and the easement must be shown on the face of the Final Plat.
- III. All easements, existing or proposed, must be shown on the face of the plat. If blanket in nature they must be referenced in a Surveyor's Note.
- IV. A mutual use agreement will be required for any shared uses such as access, parking, landscaping, on-site stormwater treatment, etc. and for operation and maintenance. **This agreement must be recorded on all parcels sharing these uses prior to issuance of any certificates of occupancy.** Please reference this document on the final plat.

**The following statements will be required in the dedication of the final plat (Additional statements may need to be added to the final plat and will be determined during final plat review):**

- A. Ten foot utility and drainage easements as shown here on 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.
- B. 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.
- C. 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 the Development Services Department and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department.
- D. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Storm water Facilities", the Spokane 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.
- E. 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 Spokane 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 Development Services for review and acceptance prior to issuance of a building permit.
- F. 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.
- G. All improvements (street, sewer, storm sewer, and water) shall be constructed to City standards prior to the occupancy of any structures served by said improvements.

- H. 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.
- I. 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.
- J. All parking areas and driveways shall be hard surfaced. All new or modified driveway locations will need to be reviewed and approved by Development Services prior to construction.
- K. The City of Spokane does not accept responsibility to inspect and/or maintain private drainage easements, nor does the City of Spokane accept any liability for and failure by the lot owner(s) and/or HOA to properly maintain such areas.

Due to the need for additional information this application is thus deemed technically incomplete and will be halted until such is resubmitted. You have 60 days from the receipt of this letter to provide the required data in accordance with SMC 17G.060.090.C.2. If additional time is warranted, a request in writing for an extension may be granted by the Planning and Development Director. If requested data or an extension request are not received within 60 days, all application materials and a portion of fees paid will be returned your client.

If you have any questions regarding these requirements before Donna is back in the office, please let me know by calling 509-625-6063 (Donna deBit 625-6638). Please make an appointment with me to resubmit these materials with me. Thank you for your cooperation.

Sincerely,



Melissa Owen  
Assistant Planner  
City of Spokane

Enclosures from 2<sup>nd</sup> request for agency comment:

- Email from Inga Note on Juen 12, 2023
- Spokane Tribe of Indians HPO Letter dated June 21, 2023
- Department of Ecology letter dated Jun 22, 2023
- Streets Department Memo dated June 22, 2023

\*\*Planning comments are incorporated in this letter



## Owen, Melissa

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**From:** Note, Inga  
**Sent:** Monday, June 12, 2023 4:18 PM  
**To:** Owen, Melissa  
**Subject:** RE: Project Routing - Request for Comments \*\*\*No. 2\*\*\* - Z23-117PSP

Yes if you could. Maybe also ask if they are planning to update the trip gen since the access points changed. Thanks.

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**From:** Owen, Melissa <mowen@spokanecity.org>  
**Sent:** Monday, June 12, 2023 3:51 PM  
**To:** Note, Inga <inote@spokanecity.org>  
**Subject:** RE: Project Routing - Request for Comments \*\*\*No. 2\*\*\* - Z23-117PSP

Inga,  
They did not mention that the unit count is changing. The number of lots should be the same. I can make a quick inquiry if that would be helpful.

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



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



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**From:** Note, Inga <inote@spokanecity.org>  
**Sent:** Monday, June 12, 2023 3:25 PM  
**To:** Owen, Melissa <mowen@spokanecity.org>  
**Subject:** RE: Project Routing - Request for Comments \*\*\*No. 2\*\*\* - Z23-117PSP

Melissa,  
They made a substantial change to the layout. Did they say if the unit count is changing at all?  
Thanks  
Inga

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**From:** Owen, Melissa <mowen@spokanecity.org>  
**Sent:** Monday, June 12, 2023 3:15 PM  
**To:** Note, Inga <inote@spokanecity.org>; Randy Abrahamson <randya@SpokaneTribe.com>; Halbig, Bobby <bhalbig@spokanecity.org>; Rehfeldt, Melissa <mrehfeldt@spokanetransit.com>; Johnson, Erik D. <edjohnson@spokanecity.org>; Phillips, Rebecca <rphillips@spokanecity.org>; Kosanke, Katie <kkosanke@spokanecity.org>  
**Cc:** Kells, Patty <pkells@spokanecity.org>; Okihara, Gerald <gokihara@spokanecity.org>; Quinn-Hurst, Colin <cquinnhurst@spokanecity.org>; Limon, Tara <tlimon@spokanetransit.com>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Nilsson, Mike <mnilsson@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>; Eliason, Joellie <jeliason@spokanecity.org>; Palmquist, Tami <tpalmquist@spokanecity.org>; deBit, Donna



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

P.O. Box 100 Wellpinit WA 99040

June 21, 2023

**To:** Melissa Owen, Planning

**RE: Z23-117PSP – 1620 N River Ridge Blvd**

Ms. Owen,

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

We have reviewed your request for the project mentioned above; the APE is considered to be in a *high-risk* area which would impact cultural resources and human remains.

**Recommendation:** Cultural monitoring in all ground disturbing activity.

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 scope of work change 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



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Eastern Region Office

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

June 22, 2023

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

Re: Red Band Preliminary Short Plat  
File: Z23-117PSP

Dear Melissa Owen:

Thank you for the opportunity to comment on the Red Band Preliminary Short Plat project (Proponent: Whipple Consulting Engineers, Inc). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

**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, apply for coverage at <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-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 apply at <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>.

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

Melissa Owen  
June 22, 2023  
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For information on the SEPA Process, please contact Cindy Anderson at (509) 655-1541 or via email at [Cindy.Anderson@ecy.wa.gov](mailto:Cindy.Anderson@ecy.wa.gov).

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

Department of Ecology  
Eastern Regional Office  
(Ecology File: 202302866)

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



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

**DATE:** June 22<sup>nd</sup>, 2023  
**TO:** Melissa Owen, Development Services  
**FROM:** Bobby Halbig, Street Department  
**SUBJECT:** Plan Review  
**PROJECT #:** **Z23-117PSP Red Band Short Plat**

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

**Sheet PP1**

- 1 Connect curb ramps to path at signalized intersection.

**Sheet PP4**

- 2 The cul-de-sac entrance needs to be gated as a fire access only and not for day to day in and out traffic.

Gerald Okihara, P.E.  
Marcus Eveland  
Harley Dobson