

April 3, 2013

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PLANNING & DEVELOPMENT SERVICES

TO: Scott Chesney
Marla Powers
City of Spokane

RE: Slavic Baptist Church, Five Mile Prairie

Thank you for allowing my comments and concerns regarding the proposed Conditional Use Permit for this applicant.

This is not a typical church for our neighborhood. We already have three other churches on the Prairie that serve our community. One within the city boundary, all others are in the county as this one is also.

The reason for the CUP is the school which is K through 12 and has been operating within the county boundaries for several years without permits. There have been several other violations over the years this church has operated. The first violation occurred when the proposed church application stated 60 members when in actuality it was 600 members. There have been sewer violations, stormwater violations, failure to pay impact fees to the city, failure to pay water fees. Failure to obtain grading permits, fence permits and encroaching on others land.

Because they now have several thousand members, almost all do not live on the Prairie, the intense traffic created on Strong Road would certainly justify a new SEPA and a new traffic analysis from the one you are using from Whipple dated 2009. Those traffic counts are flawed and the city should demand a new traffic study. Just because the applicant **agrees** to pay the impact fee – I assume it is only for the school and not for the church which is in the county. Before this is considered for approval, the additional voluntary impact fees under SEPA that Five Mile Prairie has established should also be implemented.

I would like to know how the police protection and fire protection services are provided for since the church is in the county and the school is in the city. Is Strong Road on the Six year Capital Facilities Plan for the city? There are no sidewalks, no pathways no crosswalks and no bike lanes along this road. Will property owners along Strong Road be forced to hook up to sewer? At what cost to them?

This would not be an issue if this were a typical church but it is not. It is a mega church and I feel a CUP should not be applied to this type of church/school/daycare/ that this has become. This is not an “inclusive” church and members travel from all over the city and county to attend and use our roads and our services.

How does this affect our concurrency for police, fire and traffic?

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What does the drainage/stormwater plan look like? With more impervious service and covering up a well know drainageway on the property as well as on neighboring property, how will that affect the neighbors. Will we have more drainage ponds like the ones along Strong Rd and Palm Court?

How does this school benefit the residents of Five Mile? At what cost to the tax payer for the additional services this school will be using.

All of these questions and concerns certainly warrant a Type 3 permit process, not just an administrative decision where current property owners, neighbors are left out of the process.

Respectfully,

A handwritten signature in cursive script that reads "Kathy Miotke".

Kathy Miotke
Five Mile Prairie Neighborhood Association, Chair

Neighborhood Alliance of Spokane County, Board President