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MEMORANDUM

TO:	City of Spokane, Planning Department		
FROM:	Todd R. Whipple, PE		
DATE:	September 4, 2018		
PROJECT NO:	15-1439	NAME:	Waterford at Grapetree
REGARDING:	6 Lot Short Plat		

This document is intended to supplement the City of Spokane, Type III Application. The responses in this document are related to those questions where "See Attached Memo" is noted.

Item No. 2

As note in the section of the City's Land Use Code under Implementation – Carrying Out the Plan, the City's Zoning Code is intended to implement the City's Land Use Code. As shown on the Land Use Plan, this parcel is listed as Residential Single Family, of which the RSF Zone meets this standard. As noted in the Comprehensive Plan Goals and Policies LU1.3 Single-Family Residential Areas allows to complementary types of development in a manner that avoids negative impacts on surroundings is essential. Additionally, this proposal, can demonstrate that the following goals and policies make this proposal consistent with the City's Land Use Plan:

- LU 1.14 Existing Use
- LU 2.1 Public Realm Features
- LU 2.2 Performance Standards
- LU 3.1 Coordinated and Efficient Land Use
- LU 3.11 Compact Residential Patterns
- LU 5.5 Compatible Development
- LU 6.12 Neighborhood Compatibility
- TR 2.4 Parking Requirements
- TR 2.6 Viable Walking Alternative
- TR 2.7 Safe Sidewalks
- TR 2.8 Sidewalk Repair and Replacement
- TR 3.4 Increase Residential Density
- TR 4.6 Internal Connections
- TR 4.18 Sidewalk Maintenance
- TR 5.1 Neighborhood for Pedestrians
- TR 6.7 Street Paving
- TR 7.1 Character and Pride

- TR 7.3 Street Trees
- CFU 2.7 Utility Permits
- CFU 3.2 Utility Installations
- CFU 3.3 Utility Coordination
- CFU 3.5 Uniformity of Standards
- CFU 4.2 Access to Utility Easements
- CFU 4.3 Underground Utilities
- CFU 5.1 On-Site Wastewater Disposal
- CFU 5.2 Water Conservation
- CFU 5.3 Stormwater
- CFU 5.4 Ground Water
- CFU 5.5 Waste Reduction and Recycling
- CFU 5.8 Fire Protection
- ED 3.5 Locally-Owned Businesses
- DP 1.4 New Development in Established Neighborhoods
- DP 2.2 Zoning and Design Standards
- DP 2.3 Design Review Process
- DP 2.4 Design Guideline
- DP 2.6 Permit Process
- DP 3.8 Infill Development
- NE 1.2 Stormwater Techniques
- NE 1.9 Sewer Requirement
- NE 2.2 Landscaping Requirements
- N 4.10 Pedestrian Design
- N4.11 Sidewalk Program
- N4.12 Pedestrian Buffer Strips
- N4.13 Pedestrian Safety

Item No. 3

Per SMC 17D.010 Concurrency Standards the following facilities will be evaluated for concurrency.

- A. Transportation: A trip generation and distribution analysis is not needed for a Short Plat project and this project would anticipate to pay the appropriate City of Spokane Traffic/Transportation Impact Fees to meet concurrency for this item.
- B. Public Water: The Short Plat will have an additional 6 lots with changes in the number of water stubs or the amount of flow to the surrounding users as no decrease flows or pressures to their properties would be expected, thereby not degrading the level of water service to the surrounding area.
- C. Fire Protection: The Short Plat by its very nature is the buildout of the Land Use Plan as implemented by the Zoning Code consistent with the uses contained within that document. To that end, the proposed Re-Plat will end with 8 lots and the Short Plat adds 6 lots for in no change for fire protection. Therefore, as this is a Short Plat of 6 additional lots, no new staff, engines or other fire related activities or special activities would be required of fire department personnel that would not degrade emergency response time or the level of service of other facilities within the service area.

- D. Police Protection: The project by its very nature of the Land Use Plan as implemented by the Zoning Code consistent with the uses contained within that document. To that end, the proposed Short Plat will not require any police services beyond what could be expected nor exceed services beyond those already identified for the area for residential projects. Therefore, as this is a proposed Short Plat allowed under land use and zoning it would not change the required police department personnel and would not degrade emergency response time or the level of service of other facilities within the service area.
- E. Parks and Recreation: As a Short Plat, new residents will be added, therefore, slight degradation to Parks and Recreation levels of service would occur.
- F. Library: As a Short Plat, new residents will be added that would result in the Library facilities level of service threshold which would include service ability/person, therefore, no degradation to Library service levels of service would occur.
- G. Solid Waste Disposal: As a Short Plat, the proposal will provide a new waste stream that would need to be serviced by the solid waste as residential users. Servicing this project will have no impact on overall scheduling within the area. As we have not applied for service at this time, we would expect that the Solid Waste department has excess capacity to serve this project and the other properties in this area, therefore, no degradation of level of service is expected.
- H. Schools: As a Short Plat, new residents will be added that would result in the Schools change in the level of service threshold which would include persons/acre or some other analysis format, therefore, slight degradation to Schools levels of service would occur.
- I. Public Wastewater (Sewer and Stormwater): There is a slight change to services for this Re-Plat. The City Public Water supply is appropriate then the City Sewer system would be designed to handle the volume of pumped and discharged sewer effluent without affecting or degrading the sewer collection system and treatment facilities. Stormwater will be handled on site in accordance with the Spokane Regional Stormwater Manual and no impact to downstream properties will occur and all storm water will be treated and discharged on site, thereby not impacting the level or service of the City Stormwater collection system.

Item No. 4

A site plan has been submitted with this application, the proposed site after the completion of a Short Plat will be +/- 3.78 acres. The site plan depicts the lot layout.

In keeping with City Code and other recommendations, the 6 lot Short Plat will provide 6 new lots.

The Short Plat stormwater goes to the regional pond on tract B per the previously approved drainage report.

Other site elements issues and concerns:

- On site refuse collection will remain the same with a residential can located in front of each home.
- A review of WISAARD indicates high risk-(survey highly advised) for archeologic and environmental factors. Cultural or historic features are present on the site or in the

immediate vicinity. A review of the Spokane City/County Historic Preservation Office indicates no historic properties on site or in the immediate vicinity.

Item No. 5

No significant adverse impacts from this 6 lot Short Plat development project are anticipated, the proposed project will be designed to meet the City's zoning and public works and other requirements. Traffic will be handled with agreement to pay impact fees associated with the development at building permit to meet concurrency. No light or glare from the project is anticipated as all light and glare will meet City requirements at property lines and will be down or reflective oriented.