

SPOKANE COUNTY

Annual Comprehensive Plan Amendment

Concurrent Zone Reclassification

Application

11-CPA-05

Applicant Information (If other than owner, provide owner affidavit permission form.)

Applicant or Designated Project Contact Whipple Consulting Engineers

Address 2528 N Sullivan Road

City/State/Zip Spokane Valley, WA 99216

Phone Number 893-2617 cell fax 926-0227

Email address twhipple@whipplece.com

Property Owner Information

Legal Owner Harley Douglass

Address 5520 N Florida Street

City/State/Zip Spokane, WA 99217

Phone Number 487-9792 cell fax 487-4546

Email Address N/A

Amendment Information

Address or Location 1400 W North Five Mile Road

Parcel Number(s) 26131.9063, 36182.9116, & 36182.9114

Type of Access existing access on N Five Mile Rd, proposed access on Waikiki Rd

Project Size 8.11 acres, 11.33 acres, 2.85 acres - Total 22.29 acres

Site Information

Site Description Undeveloped with field grasses and utility structures

Existing Zone Low Density Residential

Proposed Zone Medium Density Residential

Existing Comprehensive Plan Category Low Density Residential

Proposed Comprehensive Plan Category Medium Density Residential

Fire District Spokane County Fire District #9

Water District Whitworth Water District #2

Sewer District Spokane County

School District     Mead School District #354      
Within a Joint Planning Area     No      
Inside the Urban Growth Area     Yes      
Environmental or Cultural Resources     None Known      
Neighborhood Group or Subarea Planning Group     No Subarea Planning Area/  
Five Mile Praire Neighborhood, Forest Hills Homeowners      
Affected by floodplain     NO      
Within 1,000 feet notification boundary of designated Natural Resource Lands     NO      
Within a Public Transit Benefit Area     YES      
Within an Airport Overlay zone?     NO    

**CRITICAL AREAS**

Critical Area designation     CARA, High Suseptability      
Are wetlands identified on the site? If yes, describe     None      
Fish and wildlife habitat     None Known      
Permanent or Seasonal Streams     No      
Geologically hazardous area     Erodible Soils      
Designated Shoreline     No    

**APPLICATION SUPPORT INFORMATION** Provide information on the following questions; please attach separate sheet(s) as appropriate.

1. What changes in economic, technological, or land use conditions have occurred to warrant the proposed amendment?

**The change in the economy has shifted the priorities and goals of residential development.**

2. Please provide any additional information or comment which supports your application.

**See attached**

**Obtain signatures below from public service providers:**

✓ **Spokane County, Division of Engineering and Roads:** "I have discussed the transportation issues related to this proposal with the applicant or agent. Specific comments are as follows":

\_\_\_\_\_  
*See ATTACHED Letter*  
\_\_\_\_\_

Name: Cores Baldwin Title: Land Development Coordinator  
Signature: *[Signature]* Date: 3/31/11

*LATER*

**Department of Transportation (Washington State):** "I have discussed the transportation issues related to this proposal with the applicant or agent. Specific comments are as follows":

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*LATER*

**Adjacent City Road Department:** "I have discussed the transportation issues related to this proposal with the applicant or agent. Specific comments are as follows":

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

✓ **Spokane County, Division of Utilities, Stormwater:** "I have discussed the issues related to this proposal with the applicant or agent. Specific comments are as follows":

Per phone discussion w/Ben G. of WCE on 3/15/11, project will be subject to new Spokane Regional Stormwater Manual. Preservation of NLDS was discussed; information attached from prior (Redstone) land action for your use in design.

Name: Colleen S. Little, PE Title: Stormwater Engineer  
Signature: Colleen S. Little Date: March 15, 2011

✓

**Sewer Service:** "Applicant has been informed of the status of sewer provision to the above location." Specific comments include:

Connect to sewer / pay applicable connection fees / Submit plans / provide easements as necessary - additional comments to follow with future project

Name: JAMES L Red Title: Project Manager

Signature: James L Red Jr. Date: 3/18/11

N/A

**Solid Waste Services:** "I have discussed the issues related to this proposal with the applicant or agent." Specific comments are as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

✓

**Public Water Service Provider:** "Applicant has been informed of status of water provision to the above location." Specific comments include:

Water is available at this time, to serve this area a water main will need to be looped from 5 mile rd to Waikiki Rd.

Name: J Douglas Babin Title: Maint Supv.

Signature: J Douglas Babin District: Whitworth Water Date: 3-11-2011

✓

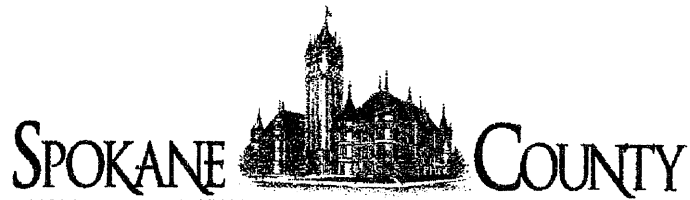
**Fire District:** "Applicant has been informed of the status of fire protection to the above location." Specific comments include:

MUST COMPLY WITH CURRENT CODES AND STANDARDS FOR ROADS, ACCESS, FIRE FLOW, FIRE HYDRANTS, ADDRESSING AND IFC REQUIREMENTS.

Name: DAN WALSH Title: CAPTAIN - PREVENTION DIVISION

Signature: Dan Walsh Date: 3-10-11





DIVISION OF ENGINEERING AND ROADS  
A DIVISION OF THE PUBLIC WORKS DEPARTMENT

March 30, 2011

Proposal: LDR to MDR  
Acreage: 22.29 Acres  
Parcel #'s: 26131.9063; 36182.9116; 36182.9114

Applicant is advised that should the comprehensive plan amendment be approved that additional SEPA information may be required in the form of a Traffic Impact Analysis. The Traffic Impact Analysis, if required, shall be scoped, reviewed, and accepted by the County Engineer. The applicant is further advised that the Traffic Impact Analysis may require scope and review by other jurisdictions and off-site mitigation due to traffic impacts to the surrounding transportation system.

Greg Baldwin  
Land Development Coordinator  
Division of Engineering and Roads



COPY

Little, Colleen

**From:** Little, Colleen  
**Sent:** Tuesday, May 02, 2006 4:43 PM  
**To:** Schwab, Tim  
**Cc:** Stewart, Marlene; Sims, Brenda; Zarecor, Matt  
**Subject:** RE: PN-1794-06 Redstone Preservation of Drainageway

Ben, if this is not in your files, I can probably find a copy & get it to you. Colleen

Hi Tim,

Marlene and I went out to the field today walked this project site. As mentioned in other conversations about the mapped NLDS, while the drainageways 'as-mapped' are darn close, **there is another very defined drainageway that is not shown on the printed maps.** A lot of "human" interpretation also went into the formulation of our maps, and they were never intended to pick up every drainageway. I have printed out aerial photos of the site and added some notations of where we walked and where this drainageway is located.

We found that although the drainageway does fan out and become less defined as it leaves the project site and enter the various utility easement parcels, it is very defined upstream of the property and as it traverses the first half to three-quarters of the drainage flow path through the site. The upstream segments all the way to where it begins to fan out were wet and squishy to walk on, indicating that the drainageway does currently receive stormwater runoff.

Stormwater Utility is requesting that this drainageway be left open for two separate yet interconnected reasons:

1) This is the natural conveyance system that accepts runoff from both sides of the North Five Mile roadside ditches. Two major upstream drainageways flow over the south slopes of the prairie and intersect with North Five Mile Road. They flow in the ditches along both sides of NFM and there are culverts placed perpendicular to the road which convey some of this runoff to the north side. One of these culverts is located just west of the intersection of Ardmore and NFM, conveying bypass from a contributing basin to the south, and taking bypass from 6 other culverts upstream. At the point that the drainageway enters the subject site, it is a 26 ft drop from the edge of pavement to the bottom of the ravine, and is a minimum 16 ft drop (contours end) from the adjacent private property. As currently laid out, in order to place the three hammerhead turnarounds on this site, considerable fill would need to be brought in. In effect, this built up area would act like a dam, impounding any stormwater that flows down this drainageway. A pipe would not be appropriate in this situation as the manner in which the drainage currently leaves the site is as sheet flow/overland and not a defined point discharge. In addition, were the site to impound the entire drainageway up to the project boundary as shown on the preliminary plat map, the impoundment potential is well over the 10 acre-ft volume that kick in dam regulations.

2) This natural conveyance segment is a safe way for stormwater events that flow off the bluff either from our road runoff, sidestreet runoff, drainageways on the south side of North Five Mile that cross via culvert to the north side of the road, to disperse in a natural infiltrative basin (the utility easement areas). Although there did not seem to be much evidence on the field visit that we made today of any drainageways connecting up with the mapped drainageway at the Forest Hills 'scorpion tail,' this is indeed where the runoff would flow should it carve a path to the lowest point. And while this area is not in the best of shape (preservation-wise) as a flow-through drainageway, there are several natural depressions now, formed by driveways that cross over the drainageway. There are no culverts (that we could see) between them, but they are very large, some over 10 feet deep, and very wide, treed, filled with natural vegetation. At one point the natural drainageway picks up again, and traverses through a lot our two and in high flow conditions, would indeed flow down Pinecrest Road and across to the golf course.

It seems very important to us to leave the conveyance channel through Redstone development open all the way to where the property meets up with the utility parcels in order for existing stormwater runoff to continue to flow through the area. It is also one of the only natural conveyance channels in the area that is still currently

open that has a built-in natural dispersal area (utility easement areas) that could bypass an upstream drainage facility failure from any number of developments that have been constructed in the past few years and/or are currently under construction or are in the planning stages. Plugging the drainageway and impounding the water, or allowing it to be piped through, do not make sense in our opinion, and thus neither are acceptable solutions.

The condition that Marlene forwarded to Planning and to Development Services still stands. However, the project proponent and his engineer should know the ramifications of preserving the natural drainageway as he modifies his plat layout to accommodate this condition.

If you have any further questions, please feel free to give me a call.

COPY

Colleen

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**From:** Schwab, Tim  
**Sent:** Tuesday, May 02, 2006 7:48 AM  
**To:** Little, Colleen  
**Subject:** Redstone PUD

Colleen - The proposed Redstone PUD project site has a Type B drainage system going thru it. Do you want to comment on the concept drainage report? There is also a ravine/swale downstream of a culvert crossing N. Five Mile. Are you interested in that as a natural drainage way?

Let me know if you want to comment on this concept drainage report.

Thanks,  
Tim





Facilities & Planning  
2323 E. Farwell Road  
Mead, WA 99021  
509-465-7674  
Fax: 509-465-7668  
[jdorma@mead.k12.wa.us](mailto:jdorma@mead.k12.wa.us)

**School District:** Applicant has been informed of the status of public school availability to the above location.  
Specific comments include:

*The Mead School District believes that this request for a change in land use designation, if approved, could have an impact on schools. The District will respond with further remarks when the SEPA checklist is circulated for comment.*

Name: **John Dormaier** Title: **Director, Facilities & Planning**

Signature: John Dormaier Date: 3/14/11

March 24, 2011  
WCE No. 11-821

Spokane County Building & Planning  
1026 W Broadway Avenue  
Spokane, WA 99260-0500

Re: **Comprehensive Plan Amendment  
Spokane County, WA**

To Whom it May Concern;

I am the owner of the following properties:

1400 W North Five Mile Road	26131.9063	8 acres
0 Address Unknown	26131.9116	11 acres
0 Address Unknown	36182.9114	3 acres

Whipple Consulting Engineers, Inc. is appointed as agent on behalf of the owners to act in our behalf in all matters related to applications, permits, development, improvements and other work associated with the above noted property. This includes, without limitation, applications to the Spokane County, Regional Health District, Department of Ecology, Fire Protection Districts, Spokane Utilities and other agencies and governmental authorities that may be involved in considering and/or approving aspects of an intended comprehensive plan amendment on the above properties.

Very Truly Yours,



Harley Douglass



Whipple Consulting Engineers, Inc.

11-CPA-05

March 31, 2011  
WCE No. 11-821

Spokane County Building & Planning  
1026 W Broadway Avenue  
Spokane, WA 99260-0500

Attn; Paul Jensen, Senior Planner

Re: **Five Mile Comprehensive Plan Amendment  
Change From Low Density Residential to medium Density Residential  
Spokane County, WA**

Dear Mr. Jensen;

Attached are the application, supporting documents, and fee for the Five-Mile Comprehensive Plan Amendment, to change the current land use designation of three parcels from Low Density Residential (LDR) to Medium Density Residential.

The submitted material includes:

- Annual Comprehensive Plan Amendment Application
  - With attached comments and owner authorization letter
- SEPA Checklist
- Exhibits
  - i. Subject Properties
  - ii. Spokane County Comprehensive Plan
  - iii. Spokane County Zoning Plan
  - iv. Geologic Hazard Map
  - v. Habitat and Species Map
  - vi. DNR Streams Map
  - vii. FEMA Firm map
  - viii. Wetlands Map
- Property Information & Studies
  - i. Geotechnical Engineering Evaluation (March 30, 2006)
  - ii. Plat Certificate

Spokane County Planning  
Five-mile CPA Cover Letter  
March 31, 2011  
Page 2 of 2

The proposed comprehensive plan amendment proposed to change 22.29 acres +/- from Low Density Residential to Medium Density Residential. Of the 22.29 acres +/- 13.69 acres +/- is unencumbered by existing utility easements and is the limit of development.

If you have any Question or Comments Please Feel free to contact me at (509) 893-2617 ext 113

Thank you

A handwritten signature in black ink, appearing to read "Ben Goodmansen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ben Goodmansen, E.I.T.

BNG/bng

CC: File

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## **EXHIBITS**

- 1. SUBJECT PROPERTIES**
- 2. SPOKANE COUNTY COMPREHENSIVE PLAN**
- 3. SPOKANE COUNTY ZONING PLAN**
- 4. GEOLOGIC HAZARD MAP**
- 5. HABITAT AND SPECIES MAP**
- 6. DNR STREAMS MAP**
- 7. FEMA FIRM MAP**
- 8. WETLANDS MAP**

## **PROPERTY INFORMATION & STUDIES**

- 1. 1 GEOTECHNICAL ENGINEERING EVALUATION (MARCH 30, 2006)**
  - 2. PLAT CERTIFICATE**
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