

September 22, 2011

TO: Mr. Robert Brock, Planner
Spokane County Plan Commission

FROM: Kathy Miotke, Chair
Five Mile Prairie Neighborhood Association

RE: 11-CPA-05 Five Mile Prairie

Mr. Brock,

Thank you for allowing additional written comment for this proposed comprehensive plan amendment.

I would like to point out under UL.2.16 and UL.2.17 of your staff report that these conditions do not exist.

Under Goals - UL.7.1, due to the geographical hazardous area, the CARA, the high voltage power lines and the access/egress on North Five Mile Road are all concerns and probably good reasons why this has not been and shouldn't be designated as medium density residential.

Under UL.7.2 - There are no guarantee that this development if changed to medium density residential would provide for affordable housing. The applicant may well want to sell this site, which he has tried to do, and feels it would work to his advantage to have this rezoned. The applicant, of course knew that the high voltage power lines would be a problem in any development undertaken and he knew as early as 2006 that the storm water drainage channels needed to be kept in tact and not covered up and built over. If affordability was a goal, this developer could do smaller houses and duplexes on this site. He already has an approved plat.

Further, this is not located near an employment center and it is not located in a center or corridor.

Staff comment suggesting this is considered infill development is inappropriate. You already have an approved plat for single family residential which is consistent with the current zoning, but to say medium density residential at this site would be considered infill and meet all the other criteria for consistency is wrong.

Staff comment that medium density residential would add variety to this neighborhood is ambiguous at best. Medium density residential zoning must

meet certain criteria and goals under the Comprehensive Plan. In this neighborhood it does not.

Before changing a zoning category, any zoning, we feel Spokane County should do a feasibility study, an EIS, and a new traffic analysis, especially in neighborhoods that have known traffic, storm water, critical area and CARA designations! It is clearly not in the best interest of the taxpayer or current residents to accept the developers engineering data at face value.

We are all facing economic challenges at this time and we should all be ever more cautious in our land use decisions surrounding neighborhoods where most of our property values have declined. Many of the current residents feel a re-zone at this time would further affect their property values negatively.

Thank you again for accepting my comments.

Respectfully,

Kathy Miotke