



Whipple Consulting Engineers, Inc.

EXHIBIT # G

DATE: 9-15-11  
11-CPA-05

September 14, 2011

WCE No 11-821

Spokane County Planning Commission  
Public Works Building  
1026 W Broadway Avenue  
Spokane, WA 99260

Attn: **Board Members**

Re: **Five-Mile/Waikiki Comprehensive Plan Amendment (11-CPA-05)  
Proposed Change from Low Density Residential to Medium Density Residential  
22.3 Acres Aggregate**

Dear Sirs

As you may know these properties have been previously proposed for single family residential development under the Redstone Preliminary Plat, although fully approved the development at this time and for the foreseeable future is no longer feasible in this economy of surplus single family residential lots and rising construction costs. Additionally any development of the site must accommodate the existing Avista and Williams Gas pipeline easements and access requirements, while being in compliance with federal, state, and local standards. As shown on the Staff report exhibits these three parcels are neither ideal shapes, nor are they located on ideal ground as these properties are on a hill side and have been carved up over the years to accommodate public utilities.

Given the odd shape and utility easement requirements for these properties a more versatile option is needed to accommodate the development of these parcels to reach the target density of 4 dwelling units per net acre in the urban growth boundary the County Comprehensive plan (UL.9.2). A change from Low Density Residential to Medium Density Residential would provide a versatile tool. Under Low Density Residential (1-6 units per acre) the properties could be developed into 50 single family and duplex units and barely meets 2 units per acre density because of the amount of land that was rendered unusable by the utility easements and steep slopes. Under Medium Density Residential (6-15 units per acre) the development of the site may still barely be able to reach the 6 units per acre or approximately 134 units. We would expect to be in the 8 to 10 unit range or up to 200 +/- units.

For development design, single family lots require a minimum sized lot (5,000 sf) and each lot must have access to a roadway. With a multifamily development the units are aggregated into the buildings themselves and the roadways and parking areas converge around them.

Given the Utility easements, design challenges, and the balancing of development costs vs. the development market; It is our professional opinion and given the economic climate that the subject properties cannot be economically developed under the current low density zoning.

### **Public Comment**

For this proposal several public comments to date have been submitted to the county regarding various issues we would like to address these issues per subject, and would like the opportunity to address future comments as they are submitted.

### **Development Traffic**

The Redstone development was approved to have a main access to Five Mile Road and an emergency access down the steep slope along the power lines to Waikiki Road. As a part of our submittal for this Comprehensive Plan Amendment, we submitted a preliminary Driveway access road plan and profile to Spokane County Engineering and roads. This preliminary driveway access road was not included in the staff report; therefore it has been attached to this letter for your consideration.

It is our intention to provide a main access to Waikiki Road instead of Five Mile Road. This access would meet county standards and would be a private driveway and would carry a large portion of the developments day to day traffic, and would be maintained solely by the development.

The Five Mile Road access would have to remain open to provide the necessary access to the utility easements located on the property and for a required second access. The Five Mile access may or may not be gated as determined through the development process and discussed with Spokane County Fire District 9.

Generally the public comments were concerned about the increase of traffic volumes on Five Mile Road. Although there may still be a few additional trips on Five Mile Road from this development the majority of trips are anticipated to use the Waikiki Road Access.

The approved Traffic Impact Analysis (TIA) (12-1-06) of the Redstone plat considering public comment analyzed and was approved for 81 AM Peak Hour trips, and 106 PM Peak Hour trips, in and out of the developments Five Mile Road Access.

A basic trip generation of 200 units for the proposed Medium Density Residential development under an Institute of transportation Engineers (ITE) Trip generation Manual (8<sup>th</sup> edition) land use code #220 Apartment, would be anticipated to generate 102 AM Peak Hour Trips and 124 PM Peak hour trips. With at worst 70% of trips to Waikiki and 30% of trips to Five Mile, the Five Mile access would have 31 AM peak hour trips and 37 PM peak hour trips, which when compared to even half of the Redstone development would be a reduction of trips on Five Mile Road.

**Storm Water**

As addressed in the Redstone development Concept Drainage plan there is currently one flow of stormwater that flows onto the property. This Stormwater flow comes off of the south side of Five Mile Road and the north facing slope below the Forest Hills Development, and is collected in a roadside ditch and is conveyed under Five Mile Road via a culvert located at the south west corner of the property. From the culvert the stormwater flows north in a loose channel as the water then seeps into the sandy soil.

The public comment stated that the development would “Increased stormwater run-off. The existing system cannot handle the current water run-off from moderate rain showers and snow melt.” It is unclear as to which existing system is being referenced, however the development anticipates the use of the Spokane Regional Stormwater Management (SRSM) for design and following the treatment and retention practices referenced within, which clearly state that a development cannot increase the rate or volume of runoff to downstream properties.

**Domestic Water Systems**

The Redstone development was approved to connect to the Whitworth Water District water system. In a letter from Doug Babin of Whitworth Water District (attached) the development would connect to District Zone 2, which will have sufficient pressure and volume without creating any adverse impact on the water service to the surrounding area.

**Public Schools**

The public comments have expressed concern that the Prairie View Elementary School within the Mead School District is currently at capacity. From this proposal there has been little comment from the School District. The proposed project is located at the edge of the elementary school boundary and per the school district may be addressed through a boundary change as the development proceeds further through the development process and buildout.

**Neighborhood Wildlife**

The public comments submitted have expressed concern regarding the displacement of wildlife within the neighborhood. Although the project is within the Urban Growth Area the area has been reported to have wildlife common to urban areas such as deer, squirrels, hawks, and songbirds. Given that there are no natural water sources on the property it is anticipated that wildlife on the property are generally passing through the property as they follow the power lines. The development would be willing to consider any deer resistant plants and trees within the development landscaping.

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Thank you for the opportunity to respond to these comments and should you have any questions regarding these issues we would be happy to address them. Lastly, we would request that you approve this requested Land Use Designation Change from Low Density Residential to Medium Density Residential.

Thank you

A handwritten signature in blue ink, appearing to read "Todd R. Whipple". The signature is stylized with a large, sweeping initial "T" and a long, horizontal flourish extending to the right.

Todd R. Whipple, P.E.

TRW/bng

Enclosed: Preliminary Driveway Access Road & profile  
Whitworth Water District Letter

CC: File

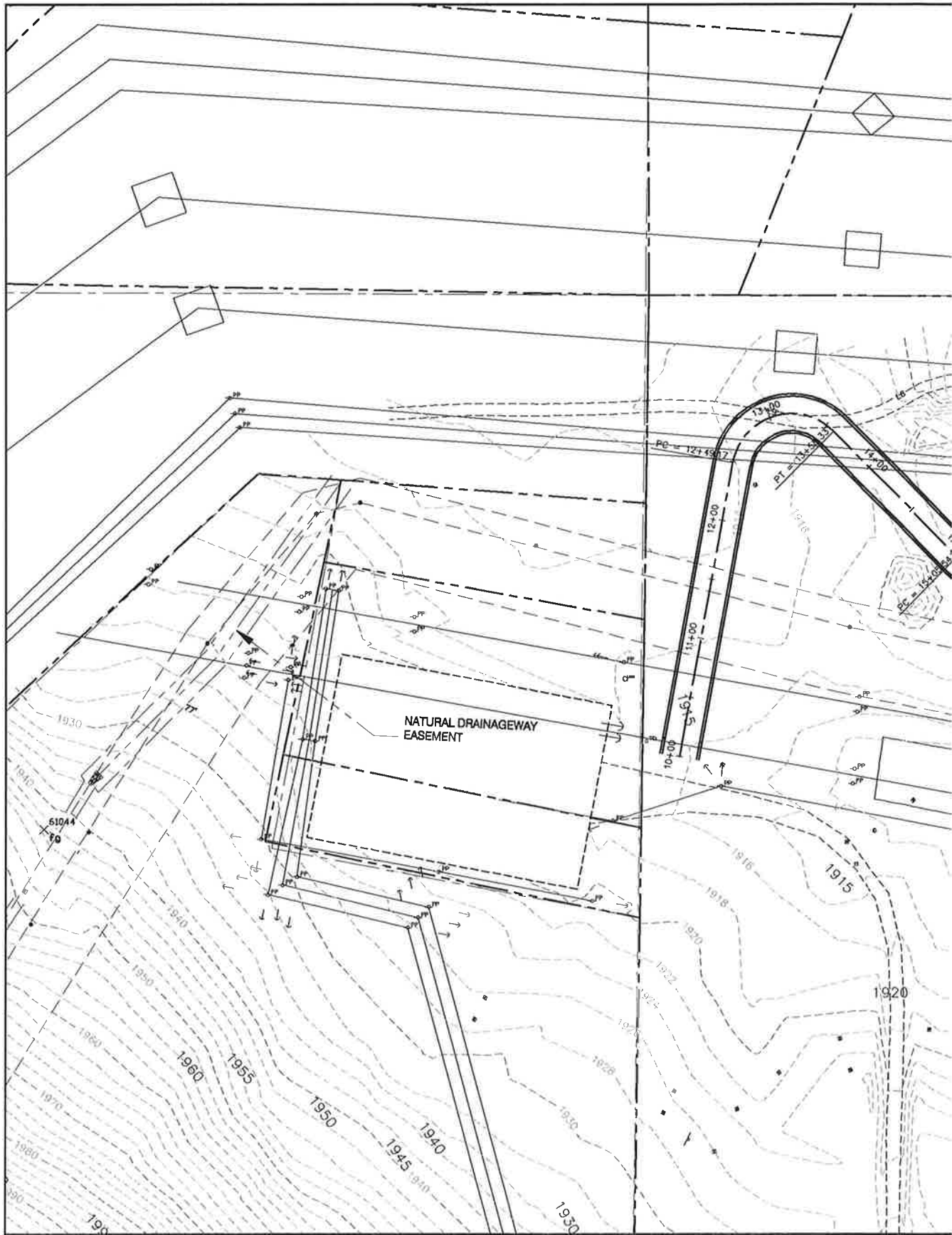



**NAVD-88 DATUM**  
 TO BE DETERMINED

**OWNER**

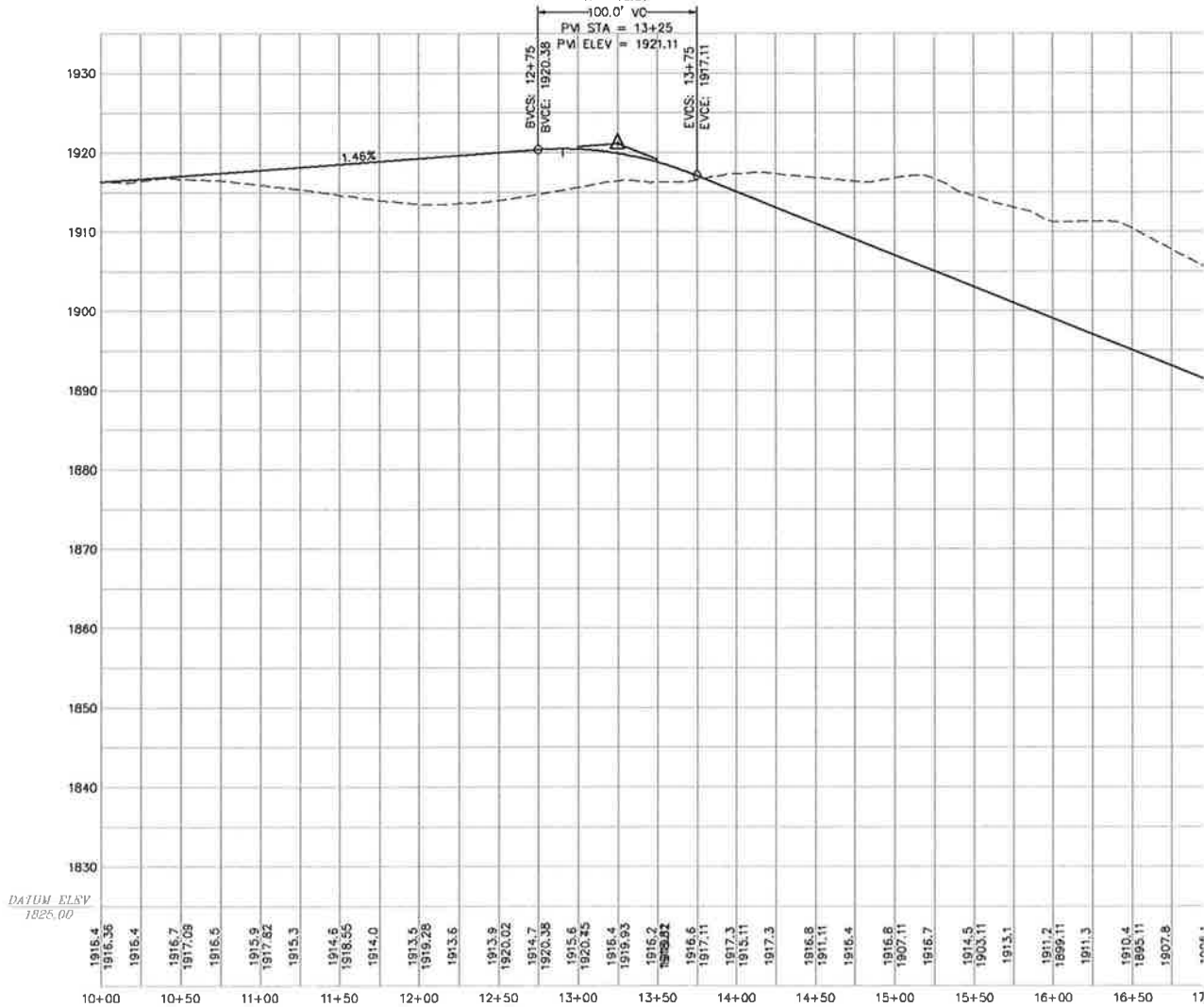
HARLEY C. DOUGLASS, INC  
 8510 N. CRESTLINE STREET  
 SPOKANE, WA 99217  
 PHONE: 487-9792

NO.	DATE	BY	REVISIONS
1	XX/XX	MLM	PRELIMINARY PLAT FIRST SUBMITTAL



NO.	DATE	BY	REVISIONS

HIGH POINT ELEV = 1920.50  
 HIGH POINT STA = 12+90.47  
 A.D. = -9.46  
 K = 10.57



NO.	DATE	BY	REVISIONS



*"Working for Better Water"*

**WHITWORTH WATER DISTRICT NO. 2**

P.O. BOX 28008 • SPOKANE, WA 99228-8008

Located at: 10828 N. Waikiki Rd., 99218

(509) 466-0550 • FAX (509) 467-1830

September 14, 2011

Whipple Consulting Engineers  
2528 N Sullivan Road  
Spokane Valley, WA 99216

Attn: Ben Goodmansen, EIT

Re: Five Mile Comp Plan Amendment

Dear Ben,

The neighborhood has expressed concern that there will not be sufficient water pressure to serve this area adequately

The water service to the proposed development will be coming from the Whitworth Water District Zone 2, which will have sufficient pressure and volume without creating an adverse impact on the water service to the surrounding area.

If you have any questions, please contact me.

Sincerely,

J Douglas Babin  
Maintenance Superintendent  
Whitworth Water District No. 2