



December 19, 2018

Mr. Todd Whipple
Whipple Consulting Engineers
21 South Pines Road
Spokane Valley, WA 99206

RE: Painted Hills Planned Residential Development (PRD) File Nos: PRD-2015-0001, SUB-2015-0001, EGR-2016-0066 and FPD-2016-0007: Floodplain Modification Supplemental Completeness Review

Mr. Whipple:

Due to the complexity of the flood control aspect of the project, the City has hired technical experts to assist the City with its review of the proposed floodplain modifications. The City's intention to retain subject matter experts for this aspect of the project was mentioned in the City's letter to you dated September 14, 2018. Stantec Consulting Services, Inc. (Stantec) was selected to perform the work. Stantec has reviewed your August 20, 2018, submittal to determine any additional information necessary to allow a detailed technical/substantive review. The additional required information is stated in the attached letter from Stantec.

Once the requested information has been received by the City, the City will have Stantec conduct a detailed review of the proposed floodplain modifications to support the City's analysis of the applications identified above. This is expected to proceed in conjunction with the floodplain analysis and mitigation measures identified in the Draft Environmental Impact Statement that you and your consultants are currently working on. The City has not yet been provided any DEIS-related materials.

We understand that Spokane County is reviewing that portion of the floodplain located outside of the City. However, please note that the City has determined that as part of its review of the floodplain, it will also review the portion located outside of the City since it is part of the same system and has the potential to impact the properties located within the City. The City will be contacting Spokane County to discuss coordination to avoid duplicative review where possible.

Please address the items noted in the Stantec letter, as it is necessary for floodplain review and will be especially relevant and necessary once you provide the Draft Environmental Impact Statement. At this time no further action will be taken until this additional information is provided. If you have questions, I can be reached at (509) 720-5335.

Respectfully,

A handwritten signature in cursive script that reads "Lori Barlow".

Lori Barlow, AICP
Senior Planner
LBarlow@spokanevalley.org

Attachment: Stantec Consulting Services Inc. December 17, 2018 letter
CLOMR Submittal Initial Screening Checklist

Cc: David Black, Black Realty Inc., 107 S. Howard Street, Spokane, WA 99201
Bryan Walker, Black Realty Inc., 107 S. Howard Street, Spokane, WA 99201
Spokane Valley Deputy City Manager – John Hohman
Spokane Valley Legal Department – Erik Lamb
Spokane Valley Community and Public Works Dept. – Deanna Horton, Henry Allen