



COMMUNITY AND PUBLIC WORKS DEPARTMENT

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May 2, 2017

Mr. Todd Whipple  
Whipple Consulting Engineers, Inc.  
2528 North Sullivan Road  
Spokane Valley, WA 99216

RE: Painted Hills PRD Request for Additional Information (SUB-2015-0001)

Dear Mr. Whipple,

The City is in the process of conducting the required environmental review for the Painted Hills Planned Residential Development (PRD)/Subdivision project in accordance with chapter 21.20 SVMC. As provided in WAC 197-11-335 and in order to render its decision on a Threshold Determination, the City requires certain additional information regarding the phasing of the project and the FEMA Land Use Map Revision now under review.

#### Project Phasing

The applicant in this matter has indicated that the Painted Hills development will likely occur in phases. SVMC 20.40.050 requires a master phasing plan including both a map and narrative on how phased infrastructure will fit with the overall utility, park and transportation plans of the City over time. The master phasing plan will allow the City and other service providers to assess short term impacts on local systems as each phase is implemented. There will likely be various mixes of single family, multi-family and commercial uses in each phase which, again, can be evaluated with existing services in the area to ensure compatibility.

Please provide the master phasing plan that identifies the time frame for build out, and the anticipated sequencing and timing associated for each phase of development within the PRD. We acknowledge the applicant's statement that market demand may ultimately dictate the precise phasing of the PRD; however, a more specific plan than that described in the application will allow a more detailed analysis of development sequencing.

#### FEMA Map Revision

The PRD site is located in a Special Flood Hazard Area (SFHA) and the project plan is subject to FEMA's approval of a revision of the SFHA and Flood Insurance Rate Map. The City's assessment of the Painted Hills project design will affect, and be affected by, decisions on the C-LOMR and LOMR. To assist in reviewing the impacts of one upon the other, please provide a map depicting the SFHA superimposed on the project as requested.

You may choose to update the original narrative dated July 15, 2015 with this information, or provide a separate narrative.

You may contact me at 720-5335 or [Lbarlow@spokanevalley.org](mailto:Lbarlow@spokanevalley.org) if you have further questions.

Respectfully,



Lori Barlow, AICP  
Senior Planner

Cc. Bryan Walker, Black Realty Inc., 107 S Howard St. # 500, Spokane, WA 99201  
John Hohman, Deputy City Manager  
Cary Driskell, City Attorney  
Erik Lamb, Deputy City Attorney  
Henry Allen, PE, Sr. Engineer  
Chad Riggs, PE, Sr. Development Engineer  
Ken Harper, via email