

**CITY OF SPOKANE VALLEY**  
**Request for Council Action**

**Meeting Date:** March 20, 2017

**Department Director Approval:**

**Check all that apply:**  consent  old business  new business  public hearing  
 information  admin. report  pending legislation  executive session

**AGENDA ITEM TITLE:** Painted Hills Planned Residential Development (PRD) – Project Status Update

**GOVERNING LEGISLATION:** N/A

**PREVIOUS ACTION TAKEN:** Administrative reports on October 6, 2015, August 30, 2016, and October 17, 2017.

**BACKGROUND:**

On July 24, 2015 the City received the Painted Hills PRD application. Due to the significant public interest in this project staff has presented project overviews and updates to the Council on October 6, 2015, August 30, 2016, and October 17, 2017. At this date, the project proponents are working on a draft environmental impact statement due to the City's determination that the project is likely to have a significant impact on the environment. Staff will provide a status update on the project and answer questions regarding the approval process.

Staff will also address questions regarding why the City did not attempt to purchase the property in 2013. The meeting minutes for the applicable 2013 Council meetings are attached.

**OPTIONS:** N/A

**RECOMMENDED ACTION OR MOTION:** N/A

**BUDGET/FINANCIAL IMPACTS:** N/A

**STAFF CONTACT:** John Hohman, Deputy City Manager; Cary Driskell, City Attorney, and Lori Barlow, Senior Planner

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**ATTACHMENTS:**

- A. City Council RCA, attachments and minutes of August 13, 2013 meeting
- B. City Council RCA, attachments and minutes of August 27, 2013 meeting
- C. City Council RCA attachments and minutes of September 3, 2013 meeting
- D. City Council RCA attachments and minutes of October 6, 2015 meeting
- E. City Council RCA attachments and minutes of August 30, 2016 meeting
- F. Powerpoint Presentation

# Painted Hills Planned Residential Development

City Council

Project Status Update



# History

## *An overview from the of the August 2016 Discussion*



- Prior to 1985, ~~the property was zoned~~ Agricultural and was designated as Urban in the Spokane County Future Land Use plan.
- November 1985: a Conditional Use Permit was approved to operate a 9 hole golf course.
- 1989: Golf course is opened to the public.
- January 1, 1991-Property is rezoned by Spokane County to UR-3.5
- October 28, 2007: With the adoption of the City of Spokane Valley Zoning Regulations, the property is re-zoned Single-Family Residential district (R-3)
- August 2012: Golf Course files for bankruptcy.
- October 2013: Property obtained by Black Realty, Inc.
- July 24, 2015: Application is submitted for a 580 unit Planned Residential Development (PRD).

# Citizen Information

Community and Public Works » Community and Economic Development

## Welcome to Community & Public Works

The Community & Economic Development Department works with the community to establish and implement the long-term vision and goals of the City of Spokane Valley and to ensure that growth and development is safe and consistent with city policy.

The department continues to focus on improving service delivery to the community and overall customer satisfaction.

The Community & Economic Development Department has four divisions:

- Building and Planning
- Economic Development
- Engineering

Trending Projects:

Painted Hills Planned Residential Development Information

### Contact

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Phone  
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Doug  
Build  
Pho  
dpd

### Painted Hills Planned Residential Development

The City of Spokane Valley has received an application for a Planned Residential Development (PRD) located at 4403 S. Dishman Mica Rd. The site was formerly the Painted Hills Golf Course.

The proposal includes 580 dwelling units comprised of 300 single-family homes and 280 multifamily units, neighborhood commercial space suitable for small scale retail, office and other neighborhood services, and 30 acres of dedicated open space.

The application for the PRD was submitted and deemed complete before being distributed to all City staff and other agencies with jurisdiction for review and adjacent to the site. The application materials have been reviewed and at this time a Determination of Significance and Request for Comments on Scope of Environmental Impact Statement has been issued. A EIS Scoping Meeting has been scheduled:

Monday, September 25, 2017  
5:30 - 6:00 p.m. Open House  
6:00 - 8:00 p.m. Formal Meeting

Centerplace - 2426 N. Discovery Place  
In the purpose of this meeting is to receive public comment on issues to be discussed in the environmental impact statement. The OS can be viewed on the SEPA page.

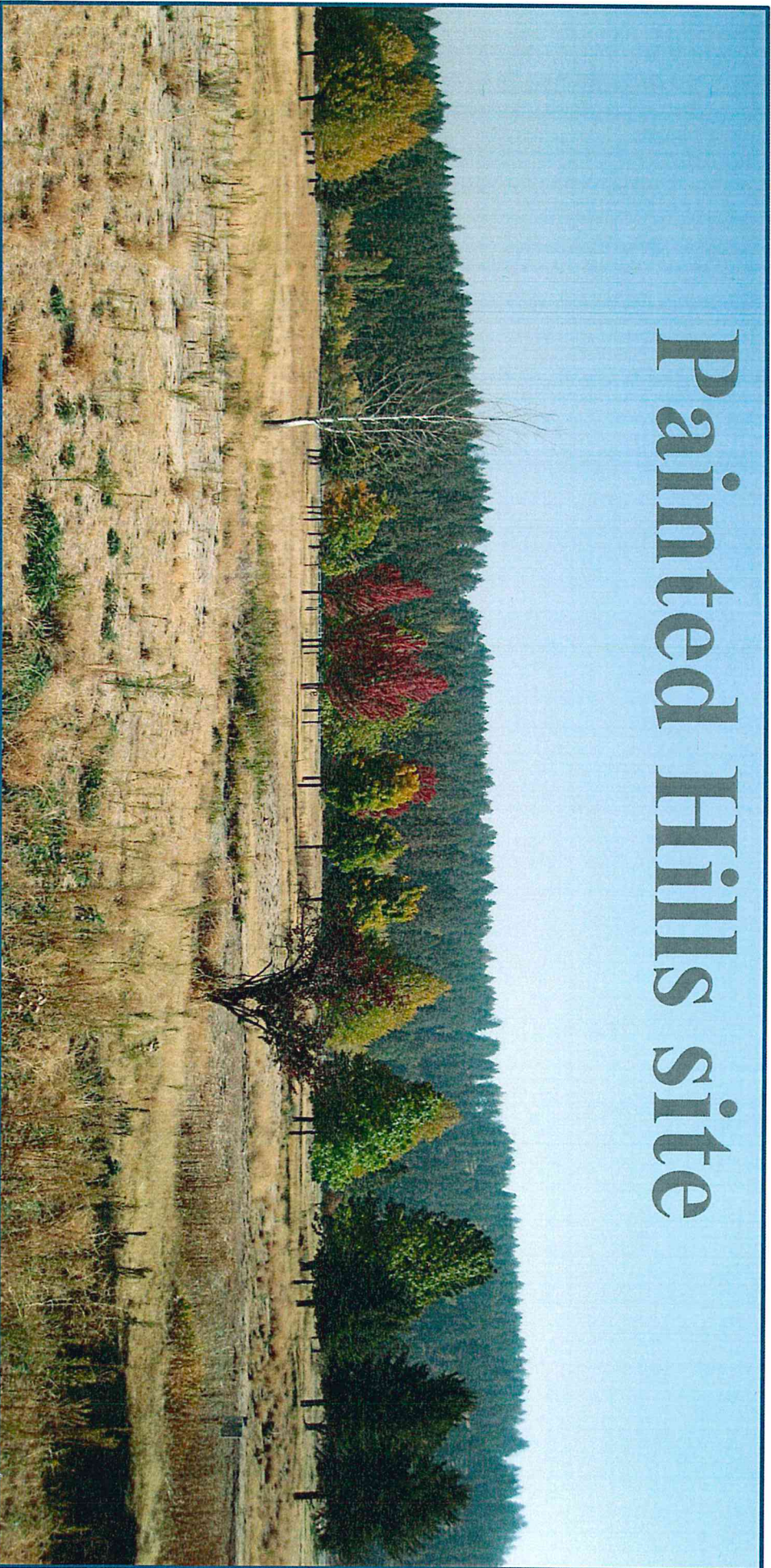
Following a completion of the EIS process, a public hearing will be conducted in front of the Spokane Valley Hearing Examiner. At this time, no date has been established for the public hearing pursuant to Spokane Valley Municipal Code 17.80.060; the Hearing Examiner makes the final decision on all PRDs.



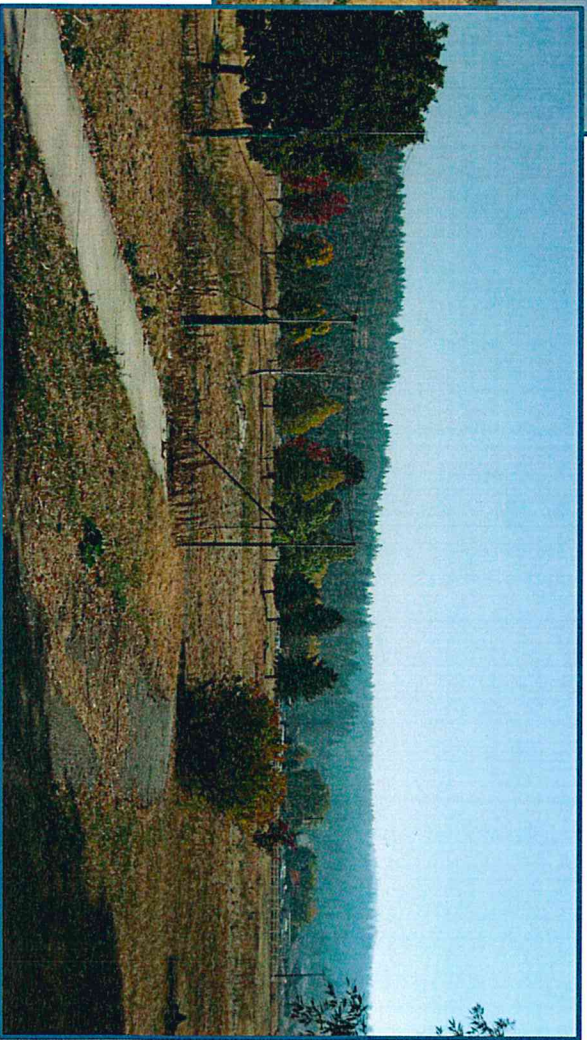
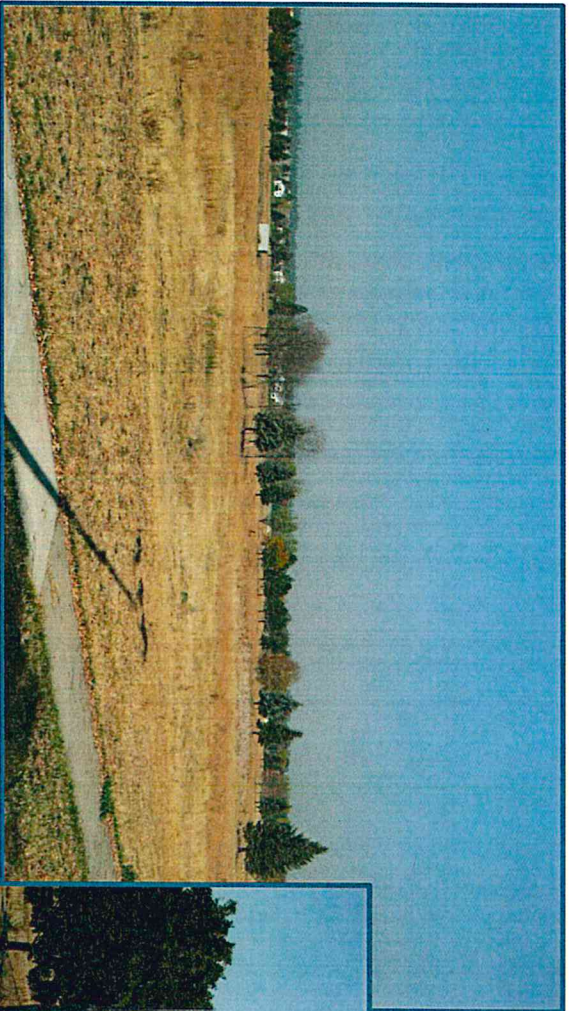
### Additional Links

- Process At A Glance
- PRD Application
- Reports
- SEPA
- Agency Comments
- Floodplain Map Review
- Council Meetings
- Public Comments
- Public Request Requests Received & Processed
- Other Documents
- Additional Gwetter Creek Watershed Documents

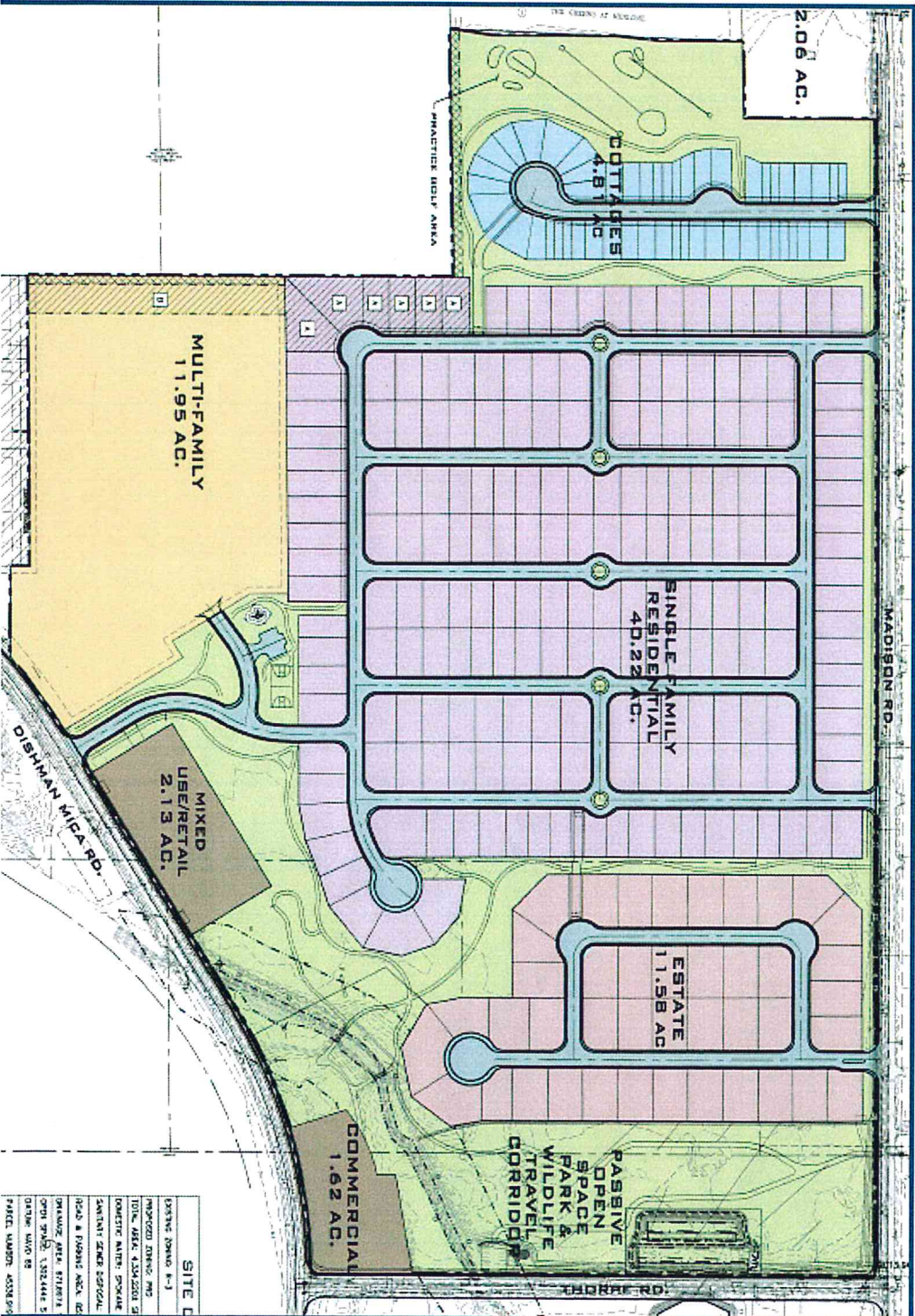
# Painted Hills site

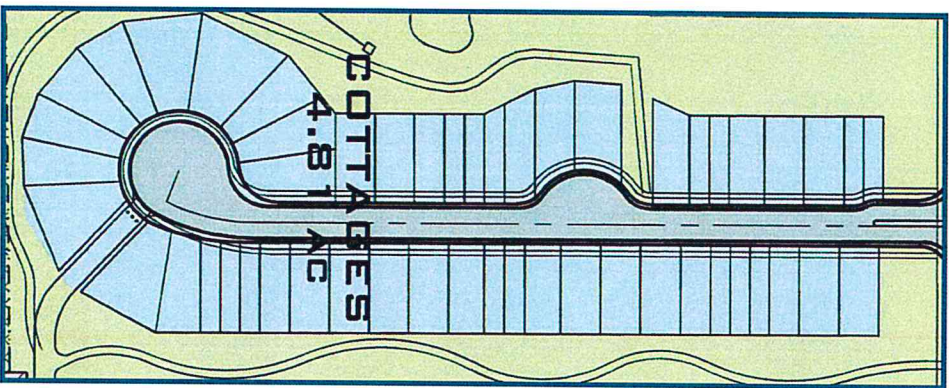
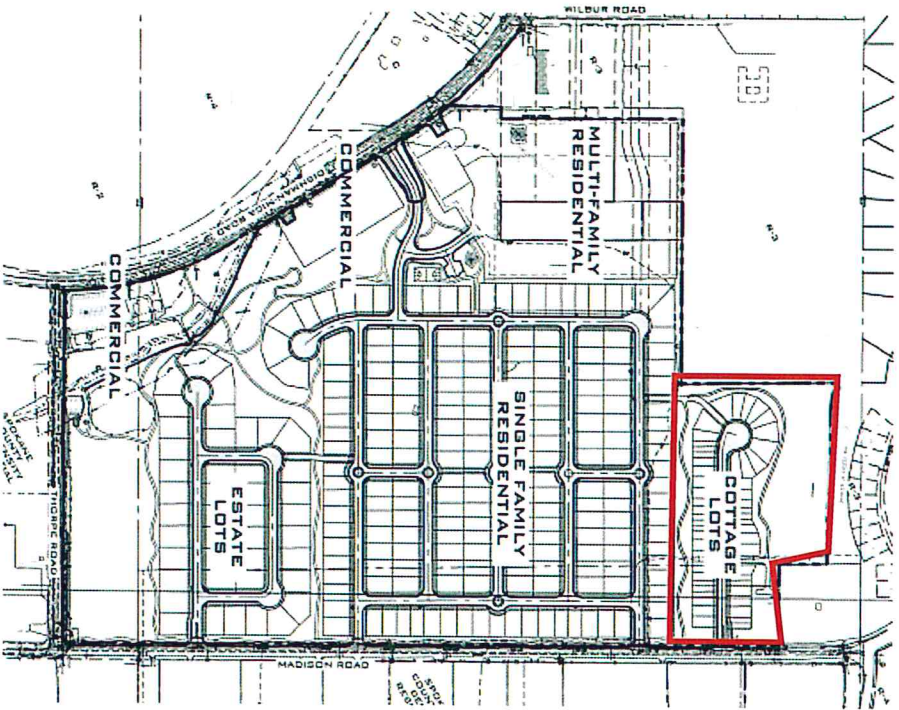


# Painted Hills Site



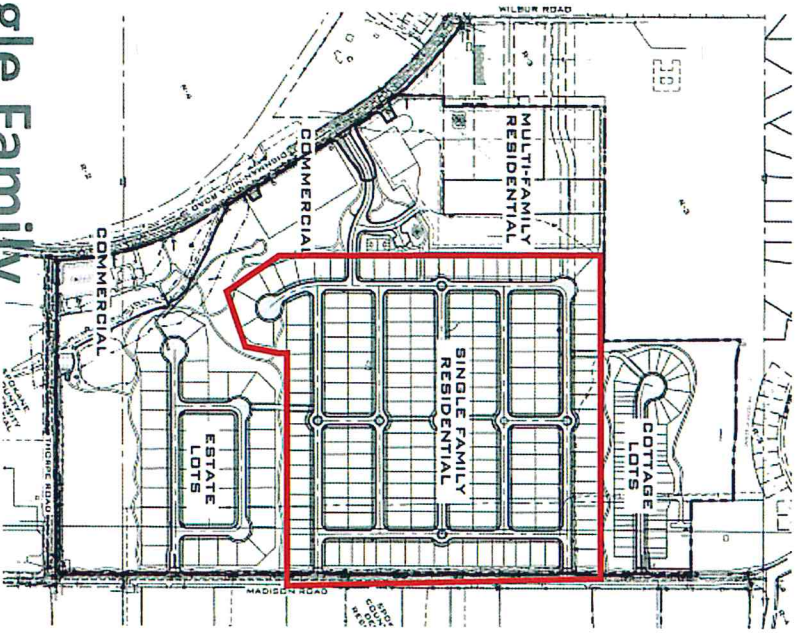
# Painted Hills PRD Overview and Closer look





- Cottages
- No. of Lots
    - 52
  - Lot area
    - 1,700 – 6,200 sq. ft.
  - Lot frontage
    - 20 – 40 ft.

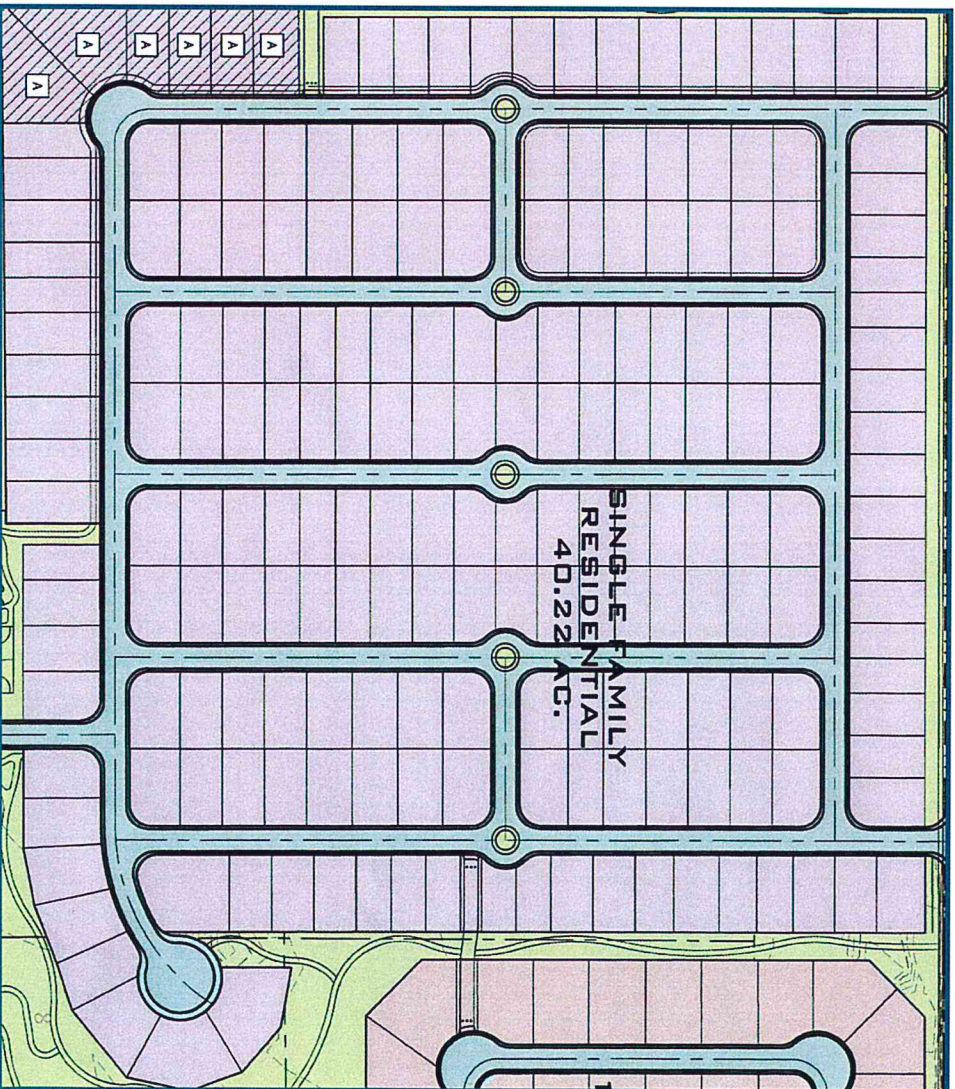


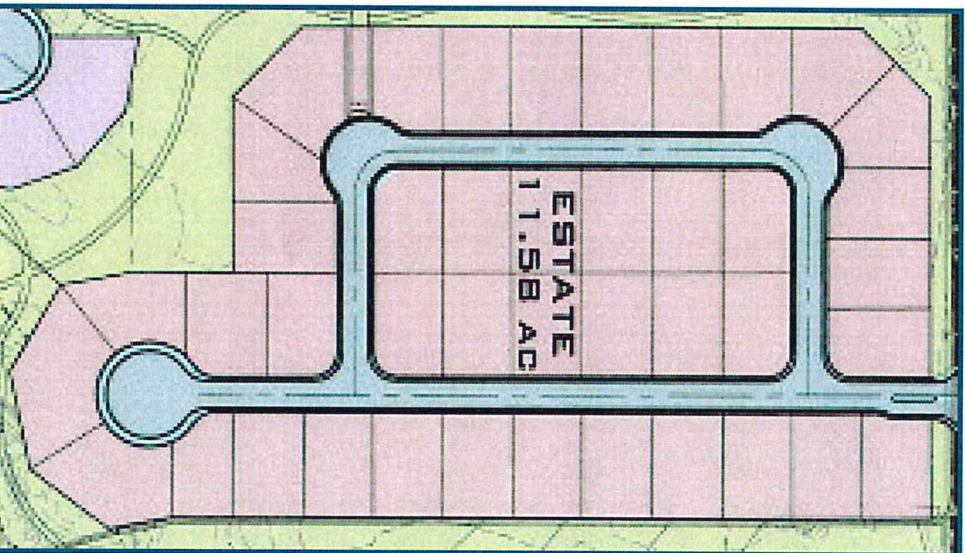
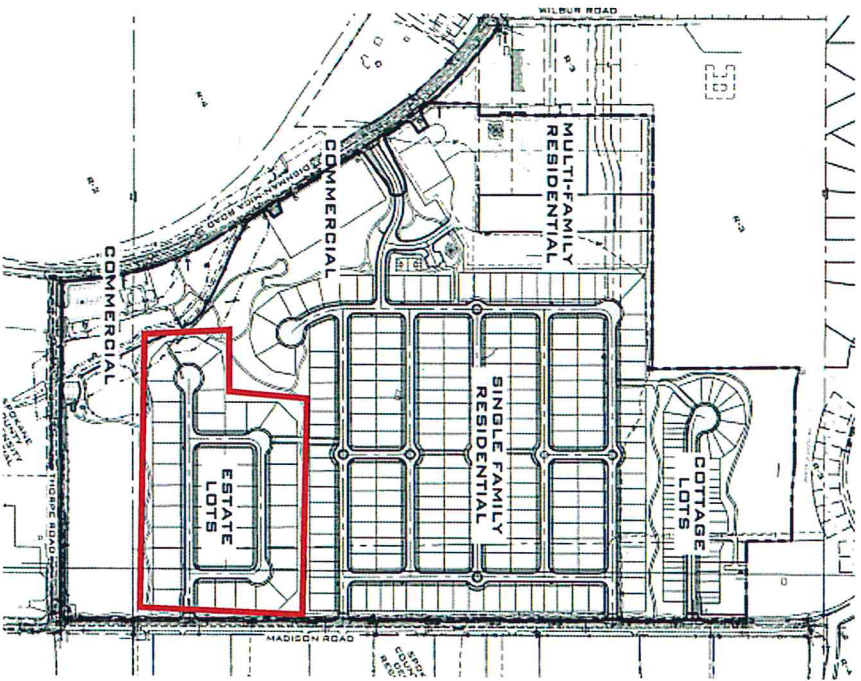


**Single Family**

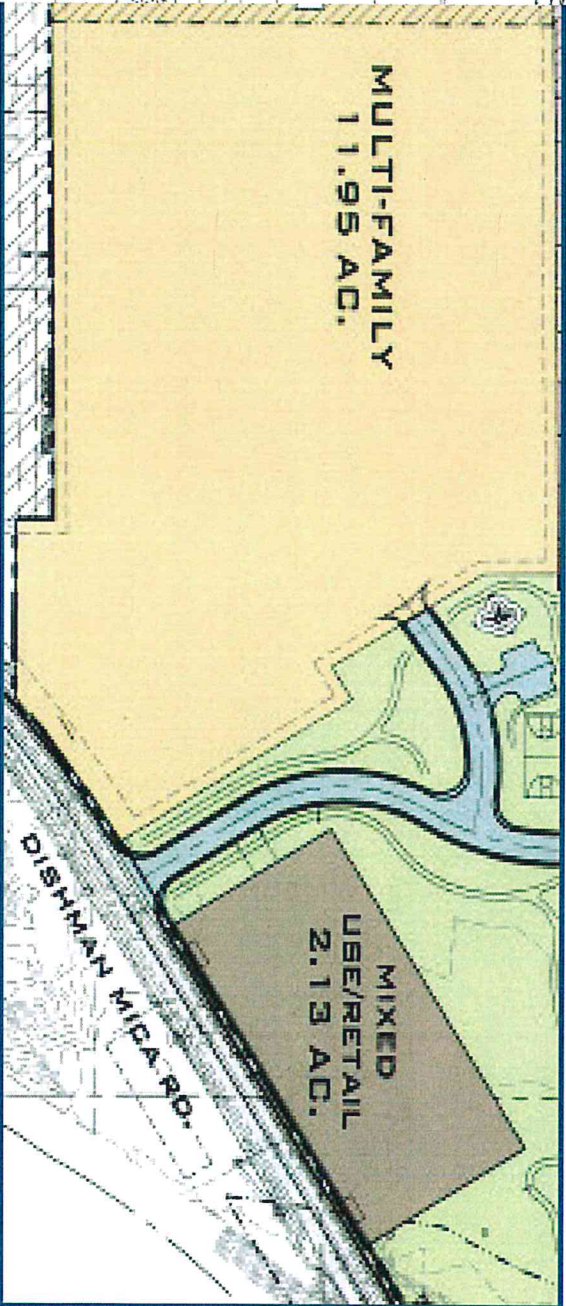
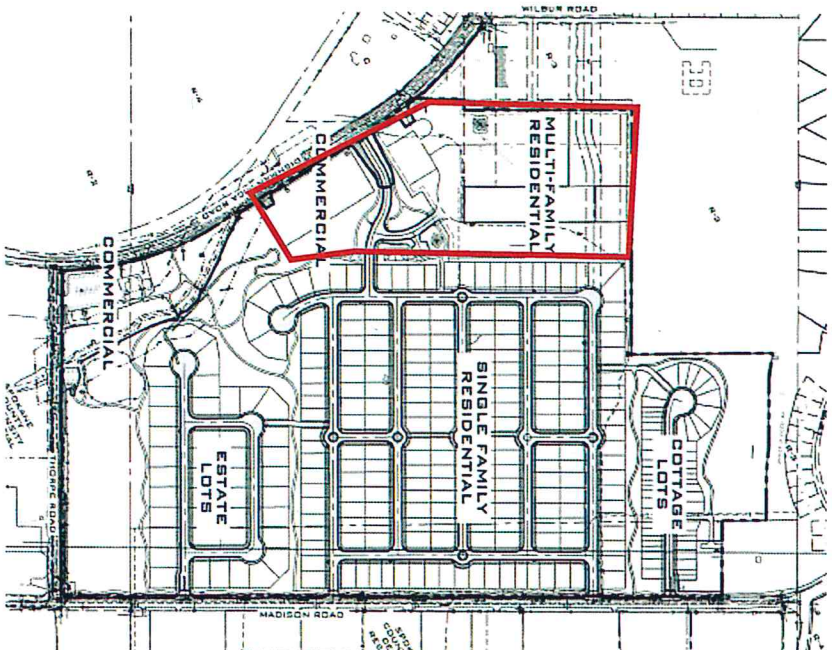
No. of Lots 206

Lot area 5,500 – 8,500 sq. ft.

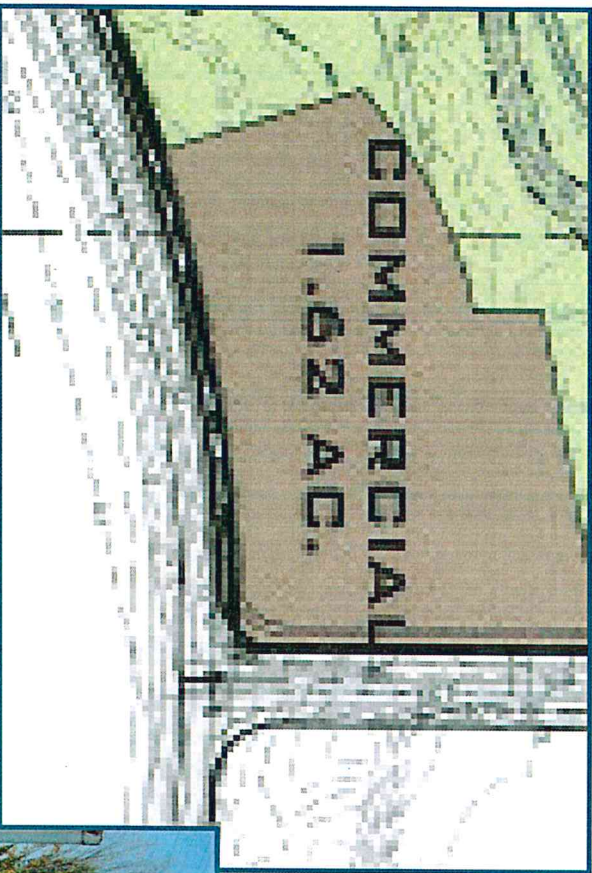




- Estate Lots
- No. of Lots
    - 42
  - Lot area
    - 9,000 – 10,000 sq. ft.
  - Lot frontage
    - 80 ft.



Multi-Family – 228 Units  
 Mixed Use – 52 Units

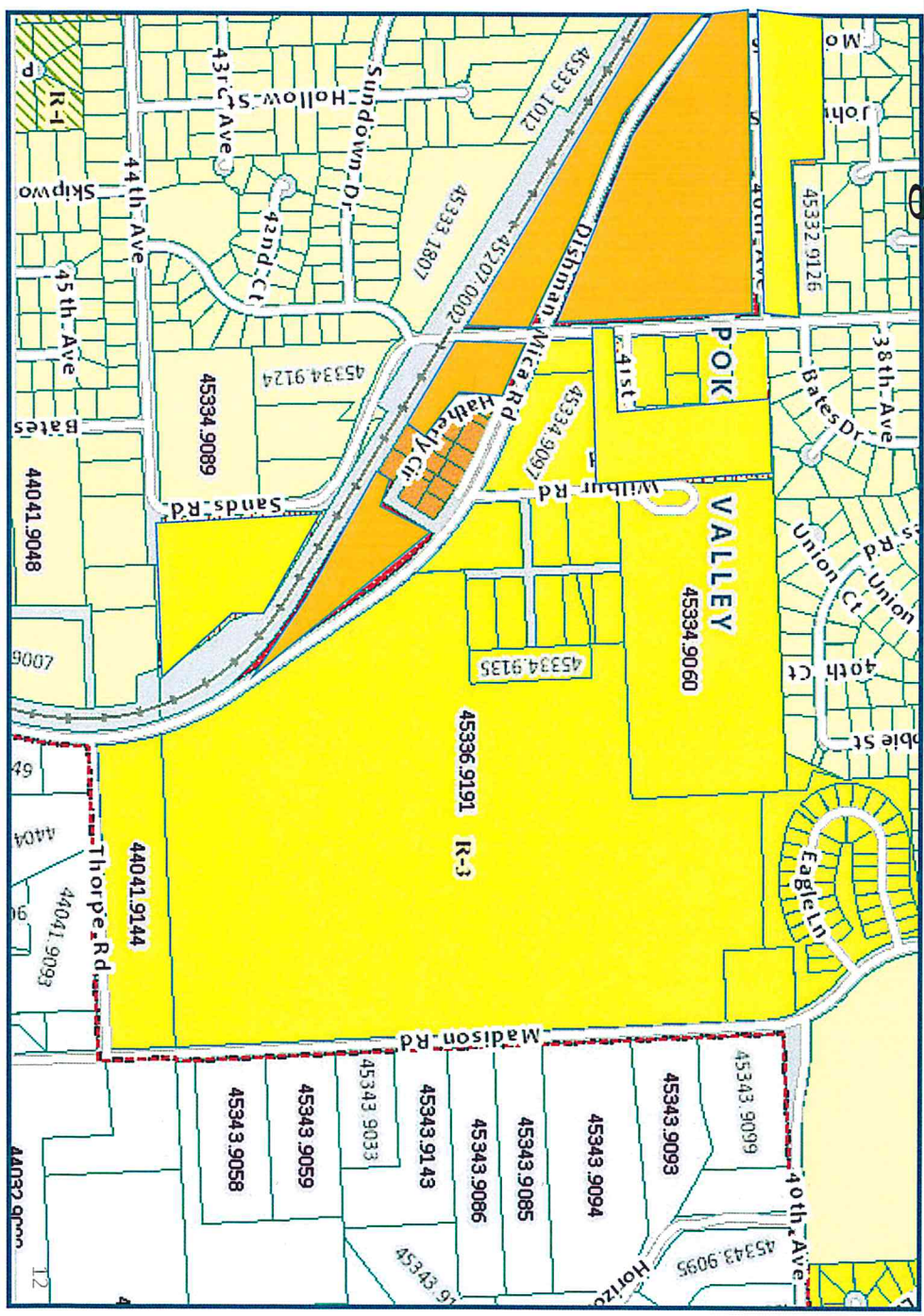


**Former Clubhouse  
converted to Tap House and  
Restaurant**



# Current Zoning 2007 – 2017 Zoning

- Comprehensive Plan Update
- No changes to zoning of subject property
- Slight changes in Vicinity Zoning
- C & R-2 became CMU
- R-4 and CMU became R-3



# Planned Residential Development (PRD) SVMC 19.50

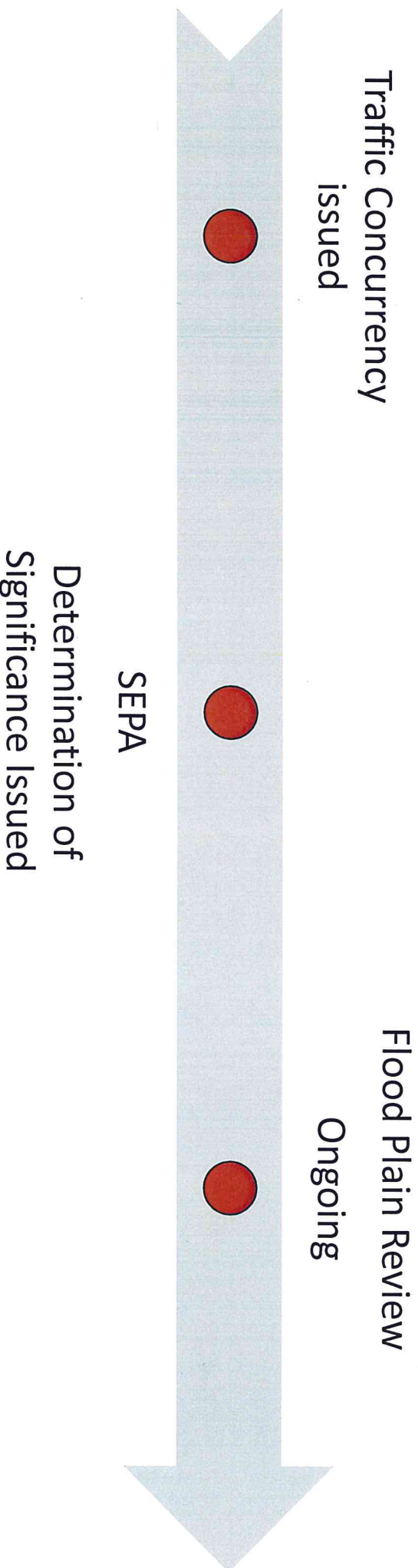
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## **Key points of a PRD!**

- PRD's are allowed in all residential zoning districts
- Residential developments of all types are allowed in PRD's
- Uses allowed in the Neighborhood Commercial zone are allowed in PRD's
- PRD's allow greater flexibility when applying zoning regulations
- The underlying zoning regulations dictate density of a PRD
- The Hearing Examiner makes the final decision on PRD's

# Project Status Update

## Application Review Benchmarks 2015 -present



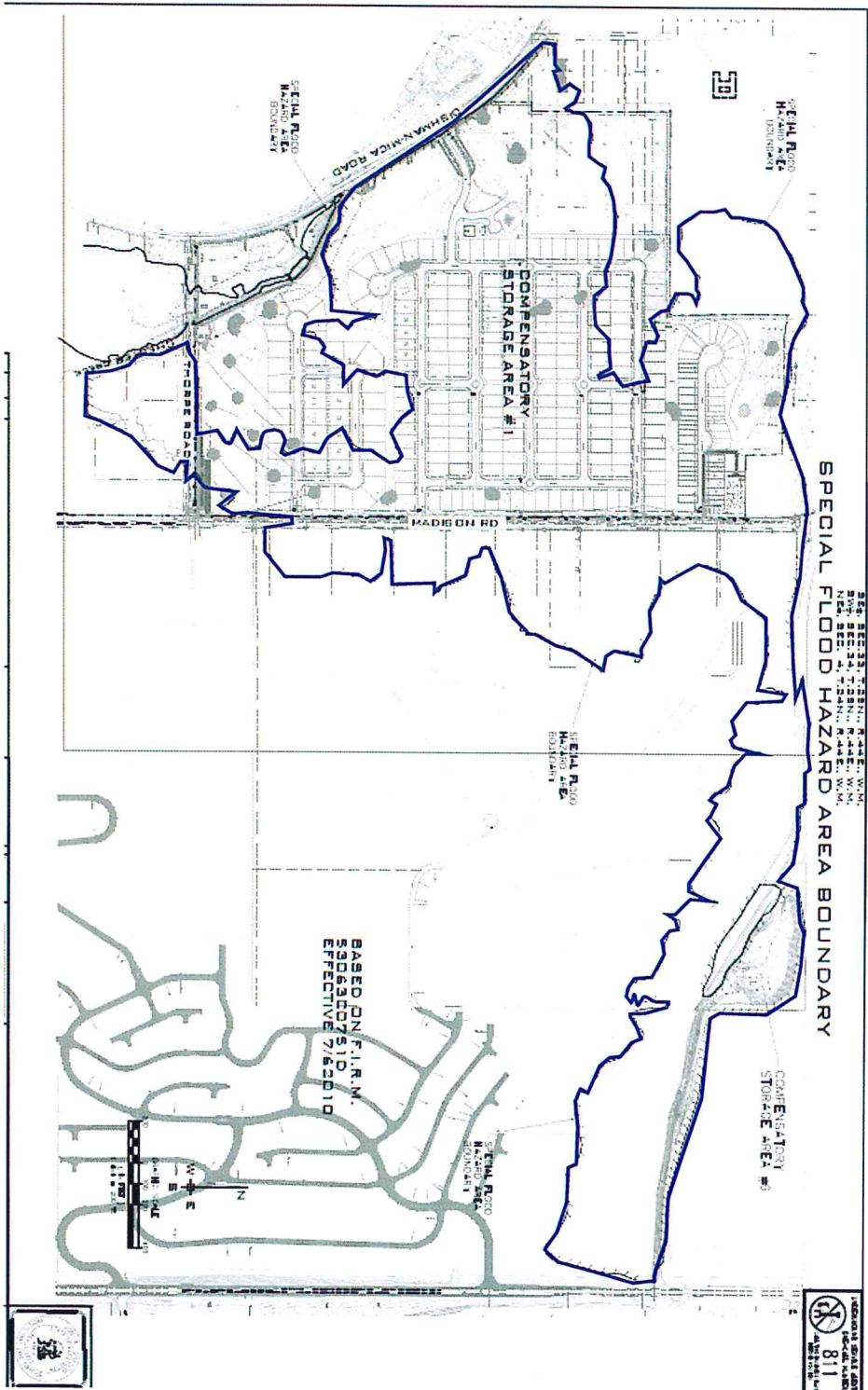


# Painted Hills PRD Review Process At A Glance

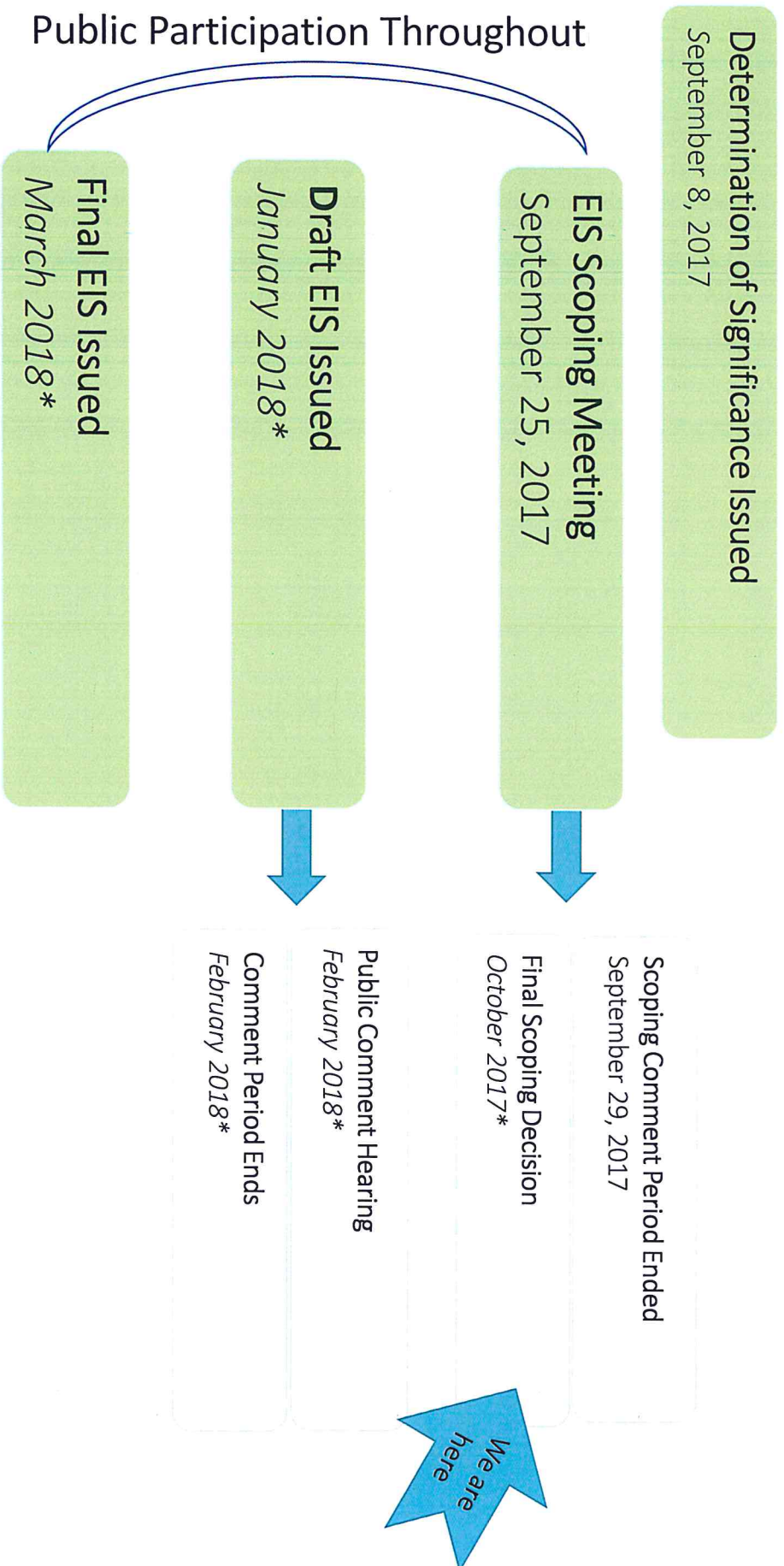
- Formal Application Submittal
- Notice of Application Issued  
30 day comment period
- Staff & Agency review of application materials
- Determination of Significance Issued
- Environmental Impact Statement (EIS) Process
  - Scoping Meeting  
September 25, 2017
  - Draft EIS Issued  
TBD
  - Final EIS Issued  
TBD
- Notice of Public Hearing  
Published, posted & mailed
- Staff Report Issued
- Permit Public Hearing/or  
EIS Appeal
- Hearing Examiner  
Decision Issued
- Permit Appeal Period Begins

Present action





# Environmental Impact Statement Development Process



\* These dates are tentative time frames and may be adjusted.

# **Questions regarding potential property purchase by the City**