

CITY OF SPOKANE VALLEY
Request for Council Action

Meeting Date: October 17, 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 and August 30, 2016.

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, and August 30, 2016. At this date the project is still under review as staff has determined 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

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

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

Meeting Date: August 13, 2013

Department Director Approval:

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

AGENDA ITEM TITLE: Park Acquisition Needs

GOVERNING LEGISLATION: N/A

PREVIOUS COUNCIL ACTION TAKEN: N/A

BACKGROUND: As Council is aware, staff has been in the process of updating the original Park & Recreation Master Plan this past year. Several public meetings have been held for public input on the plan as well as the conducting of a citizen survey. The updated plan is nearing its final draft state and it is anticipated to be complete this fall.

One of the main focuses or themes of the draft plan update is park acquisition. In both the original and updated plans, the current level of available park property is not meeting the current needs of our citizens or their future needs. The City is lacking in several special use facilities. The City's Comprehensive Plan supports the concept of adding additional park acres to the current inventory and that preserving selected undeveloped lands as open space.

The former Painted Hills Golf Course property is for sale. The potential acquisition of this property could provide numerous opportunities for our citizens that are identified in the Park & Recreation Master Plan update. Staff would like to engage the City Council on this subject.

OPTIONS: N/A

RECOMMENDED ACTION OR MOTION: N/A

BUDGET/FINANCIAL IMPACTS: To be determined.

STAFF CONTACT: Michael D. Stone, CPRP. Director of Parks and Recreation

ATTACHMENTS: PowerPoint Presentation



Park Acquisition Needs

Park Acquisition Needs

- Original 2006 Park & Recreation Master Plan identified the need for additional park property in the Painted Hills area
- Current Park & Recreation Master Plan Draft Update recommends a Community Park in the south central area of our City
- It suggests acquiring park land on or near the former Painted Hills Golf Course

Park Acquisition Needs

- City's Comprehensive Plan indicates:
 - To maintain the existing level of service the City needs to add 58.89 acres by 2025
 - Acquisition of park property is encouraged to provide a broad range of recreational opportunities
 - Identify, evaluate and preserve as open space selected undeveloped lands

Park Acquisition Needs

- Park & Recreation Master Plan Goals/Objectives
 - Prioritize the acquisition and development of facilities that contribute to community identity and community pride
 - Develop acquisition program to take advantage of present opportunities to meet future needs
 - Acquire park land with unique natural features or significant natural resources in order to preserve them for present or future generations

Park Acquisition Needs

- Currently, the amount of park land available is inadequate to meet current and future needs
- The City is lacking in several special use facilities such as pet parks, skate parks, disc golf course

Park Acquisition Needs

- Painted Hills property is 91 acres.
- Likely the last available large piece of property in our City
- Acquisition of site would fulfill Park & Recreation Master Plan goal to acquire
- Similar in size to Manito and Riverfront Parks; twice as big as Mirabeau Point Park
- Potential is immeasurable

Park Acquisition Needs

- Site could accommodate a wide variety of activities
 - Walking/Hiking Trails
 - Pet Park
 - Community gathering; Banquet/Reception venue
 - Cross country skiing
 - Playgrounds
 - Sand Volleyball courts

Park Acquisition Needs

- Splashpads
- Car show venue
- Skateboard park
- Disc golf course
- Slacklining park
- Picnic areas
- Farmers Market
- Driving range/Par 3 course??

Park Acquisition Needs

- Site would not need to be developed immediately
- Minimum maintenance required until site is developed
- Need to develop master plan/cost estimate

Park Acquisition Needs

- Summary:
 - Wonderful opportunity for our City
 - Property is for sale with a foreclosure sale on September 13
 - Park & Recreation Master plan identifies the need for a Community Park @ this location
 - Land acquisition is a priority in the updated Park & Recreation Master Plan

military; said he also attended a SCOPE National Night Out party, said he has been a member since 1996 and knows the programs and the impact they have on the community; said he and Councilmembers Higgins and Woodard went on a tour of City Hall with about 32 Japanese exchange students, which was a fun event; mentioned the Healing Lodge of the Seven Nations event; said that today he welcomed AWC (Association of Washington Cities) members at their annual member program at the Mirabeau Park Hotel. Mayor Towey then read a letter he received announcing that Deputy City Clerk Koudelka has received her Municipal Clerk Certification from the International Institute of Municipal Clerks, and he and Council congratulated her on her work and on receiving the Certification.

PUBLIC COMMENTS: Mayor Towey invited public comment.

Don Meier, 3910 S Eagle, Lane, 928-3700: encouraged the City to investigate the purchase of Painted Hills Golf Course; said he was here about three weeks ago and has heard nothing about his idea; said with the schools and our own parks, we have many recreational areas for most of the activities we enjoy, but said we don't have any golf courses; said golf courses are revenue-generating, and he encouraged the City to research the idea. City Manager Jackson gave his apologies to Mr. Meier for not following up with him on his previous statements, and said that Mr. Stone will make a presentation tonight, and Mr. Stone will contact him (Mr. Meier) tomorrow.

Sylvia Passe, 11012 3rd: echoed the sentiments of Mr. Meier regarding the City purchasing Painted Hills Golf Course; said it could provide more jobs which would provide more taxes; and suggested Council think about the infrastructure that would be needed if houses were to be built in that location.

1. **CONSENT AGENDA:** Consists of items considered routine which are approved as a group. Any member of Council may ask that an item be removed from the Consent Agenda to be considered separately.

- a. Approval of the following claim vouchers:

VOUCHER LIST	VOUCHER NUMBERS	TOTAL AMOUNT
07/18/2013	4421-4422; 4424-4425; 29735; 718130117	\$70,472.21
07/18/2013	29736-29770	\$424,901.79
07/25/2013	29771-29794	\$125,265.27
07/25/2013	29795-29852; 11629891; 724130007	\$213,873.74
08/01/2013	5616-5637	\$1,634.00
08/01/2013	29853-29877; 731130035	\$1,699,525.90
08/02/2013	29878-29898	\$142,931.97
GRAND TOTAL		\$2,678,604.88

- b. Approval of Payroll for Pay Period Ending July 31, 2013: \$435,989.94
- c. Approval of July 23, 2013 Council Meeting Minutes, Regular Formal Format
- d. Approval of July 30, 2013 Council Meeting Minutes, Study Session Format
- e. Approval of Resolution 13-007 Setting Planning Commission Public Hearing for Street Vacation

It was moved by Deputy Mayor Schimmels, seconded and unanimously agreed to approve the Consent Agenda.

NEW BUSINESS:

2. Second Reading Proposed Ordinance 13-010, Sign Code Revisions – John Hohman

After City Clerk Bainbridge read the Ordinance title, it was *moved by Deputy Mayor Schimmels and seconded to approve Ordinance 13-010, Sign Code Revisions as presented.* Community Development Director Hohman briefly went over the proposed changes, including allowances for readerboards and flexibility for location of temporary signs; and said that this topic has been discussed several times before the Planning Commission and Council, including two public hearings before the Planning Commission. Mayor Towey invited public comment; no comments were offered. *Vote by Acclamation: In Favor: Unanimous. Opposed: None. Motion carried.*

10. Park Acquisition Needs – Mike Stone

Due to a potential conflict of interest, Councilmember Wick recused himself from this agenda item and left the dais at 7:32 p.m. Parks and Recreation Director Stone explained that staff has been working on the update of the MasterPlan for over a year now; and anticipates completion before the end of this year, and said they have held numerous public meetings and conducted a citizen survey. One of the main themes, Mr. Stone explained, is park acquisition, and said the current level of available park property does not meet current or future needs of citizens, and said we are lacking in several special use facilities. Mr. Stone said tonight's focus is on the former Painted Hills property, and Mr. Stone explained the park acquisition needs as noted in his PowerPoint; and he suggested acquisition of parkland on or near the Painted Hills Property; said the property consists of 91 acres and is likely the last available large piece of property in our city; said this acquisition would fulfill the MasterPlan goal to acquire property; said the potential for such property is immeasurable, and could be used for walking/hiking trails, pet park, cross country skiing, playgrounds, sand volleyball courts, car shows, disc golf, farmers' market, and driving range/par 3 course; just to name some suggestions. Mr. Stone said the property is for sale with a foreclosure sale scheduled September 13.

City Manager Jackson said tonight is a first touch on this information; that staff can come back with further information; and he asked if Council would like to discuss this at another meeting and in the meantime, staff can do additional research. Councilmember Grafos said he would like further discussion and said we should at least look at it to see if it makes sense. Mr. Jackson asked if that is Council's consensus. Mr. Jackson acknowledged Council consensus to bring this back and noted there was no objection to moving forward for more information on a future council meeting. The discussion ended and Councilmember Wick returned to the dais at 7:48 p.m.

11. Advance Agenda – Mayor Towey. There were no suggestions for the advance agenda.

12. Parks and Recreation Quarterly Report was an information only item and not reported or discussed.

CITY MANAGER COMMENTS

Mr. Jackson extended apologies to Mr. Meier concerning staff not contacting him after his initial visit to Council, and said our goal is to be 100% responsive.

13. EXECUTIVE SESSION [RCW 42.30.110(1)(b) and (g)] *Potential acquisition of real estate; and review performance of a public employee.*

It was moved by Deputy Mayor Schimmels, seconded and unanimously agreed to adjourn into executive session for approximately forty-five minutes to discuss acquisition of real estate, and to review the performance of a public employee; and that no action will be taken upon return to open session. Council adjourned into Executive Session at 7:52 p.m. At 9:34 p.m., Mayor Towey declared Council out of Executive Session, at which time it was moved by Deputy Mayor Schimmels, seconded and unanimously agreed to adjourn. The meeting adjourned at approximately 9:35 p.m.

Thomas E. Towey, Mayor

ATTEST:

Christine Bainbridge, City Clerk

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

Meeting Date: August 27, 2013

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 Property

GOVERNING LEGISLATION: N/A

PREVIOUS COUNCIL ACTION TAKEN: N/A

BACKGROUND: Two weeks ago, the City Council heard a presentation by staff on park acquisition. One of the main focuses of the draft Parks & Recreation Master Plan update is park acquisition. In both the original and updated plans, the current level of available park property is not meeting the current needs of our citizens or their future needs. Additionally, the City is lacking in several special use facilities. The City's Comprehensive Plan supports the concept of adding park acres to the current inventory and preserving selected undeveloped lands as open space. One acquisition option is the former Painted Hills Golf Course property which is currently for sale.

The City Council expressed interest in continuing the discussion related to the potential purchase of the Painted Hills Golf Course property. Staff will be discussing several issues and answering questions related to this subject including park maintenance costs.

OPTIONS: N/A

RECOMMENDED ACTION OR MOTION: Seek City Council consensus to bring back a motion for consideration on September 13, 2013.

BUDGET/FINANCIAL IMPACTS: If the City were to pursue acquisition, the purchase funds would come from Fund 312 Capital Reserve Fund. Park maintenance costs, when determined, would impact the 2013 Parks budget and would result in revision of the Proposed 2014 Budget prior to adoption.

STAFF CONTACT: Michael D. Stone, CPRP. Director of Parks and Recreation

ATTACHMENTS:

bid. Mayor Towey invited public comment; no comments were offered. *Vote by Acclamation: In Favor: Unanimous. Opposed: None. Motion carried.*

PUBLIC COMMENTS: Mayor Towey invited public comments; no comments were offered.

ADMINISTRATIVE REPORTS:

5. SmartGov Public Portal – John Hohman, Mike Turbak

Community Development Director Hohman and Development Services Coordinator Turbak gave a preview of the public portal access into the SmartGov permitting system. Mr. Hohman said they are still working out a few steps such as a third party vendor to handle credit card transactions, and building in the last few items of disclaimer information to make us compliant with state law; he said he will be working closely with frequent customers to get permits processed directly through this portal, and said they are also planning to use this to streamline the work efforts in the permit center, which means instead of faxing forms back and forth, it would go directly into the system. Mr. Hohman also mentioned a public meeting is scheduled for next month. Mr. Turbak gave a “hands-on” explanation of how the system will work, and said once complete, this will be accessible anywhere the World Wide Web is accessible.

Mayor Towey called for a recess at 7:13 p.m. and reconvened the meeting at 7:22 p.m.

6. Painted Hills – Mike Stone

Councilmember Wick recused himself from this discussion due to a potential conflict of interest, and he left the Council Chambers. Parks and Recreation Director Stone explained that this is a continued discussion from a few weeks ago, regarding park acquisition with the primary focus on the Painted Hills property; he said tonight he seeks Council consensus to bring back a motion next Tuesday, September 3. Mr. Stone gave a recap of how we got to this point, including updating the Parks and Recreation Master Plan, which has park acquisition as a main component; and that the Plan indicates we are not meeting our current level nor will we meet our future level, for parkland; and said this is an opportunity to purchase a large area; and said this 91 acres is likely the last large available piece of property within our City’s limits; and that purchasing this property would also be consistent with the City’s Comprehensive Plan. Mr. Stone said the property could accommodate a wide variety of activities and features; that if we decided to pursue this, we would also seek public input for uses within the property; adding that there is no immediate need to develop the property now, but the key is to acquire the property.

Concerning property maintenance, Mr. Stone said there are three levels of maintenance: weekly mowing and trash pickup; bi-monthly mowing and trash pickup, and monthly maintenance; said some portions could be maintained in the interim and some areas could be maintained for a little less; and said he estimates \$150,000 to maintain that site until a decision is made about the use; said we could maintain about thirty acres at the first level for \$49,500 a year; and the remaining sixty-one acres would be maintained at the third level, or even stretched out a little further, at a cost of about \$36,000 a year. Mr. Stone said there would be a one-time repair and maintenance upgrade to the irrigation system, and said we don’t know the entire condition of that system, but we do know it has not been fully functioning for several years, and he estimated a one-time cost of \$25,000. Mr. Stone said the cost of water could be significant, while electricity would be minimal; that in 2011 the course was spending \$40,000 for water; he said he feels that is extremely expensive and feels it could be split up in several different sections at about \$27,000 a year. Other costs, he explained, would include brush and/or tree removal, and signage. Mr. Stone said he feels the figure is very conservative but we should be able to keep to the amount until types of development can be determined. To maintain a golf course, Mr. Stone said minimally it would cost three times what it would cost for the interim cost, but added that this is a great opportunity having this property available; and that he would like Council consensus to bring back a motion next week. If the decision, Mr. Stone said, were to retain the golf course operation, he would recommend leasing it out to a private sector and sending out a request for proposal, as we don’t have staff or maintenance crews for

a golf course operation. After brief discussion, Council had no objection to placing this on next week's agenda for a motion consideration.

7. Lodging Tax Advisory Committee Goals & Priorities – Mark Calhoun

Councilmember Wick returned to the dias. Mr. Calhoun went over the potential goals and priorities for the Lodging Tax Advisory Committee as noted on his Request for Council Action, which included setting aside \$30,000 for CenterPlace. When Council was asked if they agreed with these goals and priorities, including the \$30,000 set-aside for CenterPlace, there were no objections and Councilmembers appeared to nod in agreement.

8. Avista Natural Gas Franchise – Cary Driskell

City Attorney Driskell discussed the proposed franchise with Avista Utilities for installation, operation and maintenance of their natural gas facilities; said the franchise would be for twenty-five years, and would be in effect through the City. After brief discussion there was consensus to place this on a future agenda for an ordinance first reading.

9. Solid Waste Update – Mike Jackson This item was moved as an information only item.

10. Advance Agenda – Mayor Towey There were no suggestions for changes to the Advance Agenda.

11. Department Reports; 12. Stormwater Grants; 13. Planning Commission Minutes; and 13a Solid Waste were for information only and were not reported or discussed.

CITY MANAGER COMMENTS City Manager Jackson had no comments.

14. EXECUTIVE SESSION: [RCW 42.30.110(1)(b), and RCW 42.30.110(1)i]

Potential acquisition of real estate; and potential litigation.

It was moved by Deputy Mayor Schimmels, seconded and unanimously agreed to adjourn into Executive session for approximately forty-five minutes to discuss potential acquisition of real estate and potential litigation, and that no action would be taken upon return to open session. Council adjourned into Executive Session at 7:59 p.m. At approximately 9:47 p.m. Deputy Mayor Schimmels declared Council out of executive session. It was then moved by Councilmember Wick, seconded and unanimously agreed to adjourn. The meeting adjourned at 9:47 p.m.

Thomas E. Towey, Mayor

Christine Bainbridge, City Clerk

CITY OF SPOKANE VALLEY
Request for Council Action

Meeting Date: September 3, 2013

Department Director Approval:

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

AGENDA ITEM TITLE: Motion Consideration: Painted Hills Property Acquisition

GOVERNING LEGISLATION: N/A

PREVIOUS COUNCIL ACTION TAKEN: N/A

BACKGROUND: For the past several weeks the City Council has heard presentations by staff on park acquisition. One of the main focuses of the draft Parks & Recreation Master Plan update is park acquisition. In both the original and updated plans, the current level of available park property is not meeting the current needs of our citizens or their future needs. Additionally, the City is lacking in several special use facilities. The City's Comprehensive Plan supports the concept of adding additional park acres to the current inventory and that preserving selected undeveloped lands as open space. One acquisition option is the former Painted Hills Golf Course property which is currently for sale.

The City Council has continued the discussion related to the potential purchase of the Painted Hills Golf Course property in recent weeks.

OPTIONS: 1) Pursue property acquisition, 2) Not pursue the property acquisition, or 3) Provide additional direction to staff.

RECOMMENDED ACTION OR MOTION: I move to authorize the City Manager to pursue acquisition of the Painted Hills property and to participate in the public auction on September 13, 2013.

BUDGET/FINANCIAL IMPACTS: If City were to pursue acquisition, the purchase funds would come from Fund 312 Capital Reserve Fund. Park maintenance costs, when determined, would impact the 2013 Parks budget and would result in revision of the Proposed 2014 Budget prior to adoption.

STAFF CONTACT: Michael D. Stone, CPRP. Director of Parks and Recreation

ATTACHMENTS:

MINUTES
SPOKANE VALLEY CITY COUNCIL
REGULAR MEETING
STUDY SESSION FORMAT
Spokane Valley City Hall Council Chambers
Spokane Valley, Washington

September 3, 2013

6:00 p.m.

Attendance:

Councilmembers

Tom Towey, Mayor
Dean Grafos, Councilmember
Chuck Hafner, Councilmember
Rod Higgins, Councilmember
Ben Wick, Councilmember
Arne Woodard, Councilmember

Staff

Mike Jackson, City Manager
Cary Driskell, City Attorney
Mark Calhoun, Finance Director
John Hohman, Community Development Dir.
Mike Stone, Parks & Recreation Director
Eric Guth, Public Works Director
Erik Lamb, Deputy City Attorney
Morgan Koudelka, Sr. Administrative Analyst
Chris Bainbridge, City Clerk

ABSENT:

Gary Schimmels, Deputy Mayor

Mayor Towey called the meeting to order at 6:00 p.m. and announced that Council will hold an Executive Session at the end of tonight's meeting.

Roll Call: City Clerk Bainbridge called the roll; all Councilmembers were present except Deputy Mayor Schimmels. It was *moved by Councilmember Grafos, seconded and unanimously agreed to excuse Deputy Mayor Schimmels from tonight's meeting.*

ACTION ITEMS:

1. First Reading Proposed Ordinance 13-013, Avista Natural Gas Franchise – Cary Driskell

After City Clerk Bainbridge read the ordinance title, it was *moved by Councilmember Hafner and seconded to advance Ordinance 13-013, granting Avista Utilities a natural gas franchise, to a second reading.* City Attorney Driskell briefly explained the franchise ordinance. Mayor Towey invited public comments; no comments were offered. *Vote by Acclamation: In Favor: Unanimous. Opposed: None. Motion carried.*

2. Painted Hills Property Acquisition Motion Consideration – Mike Stone

Councilmember Wick recused himself due to a conflict of interest, and he left the dais. It was *moved by Councilmember Hafner and seconded to authorize the City Manager to pursue acquisition of the Painted Hills property and to participate in the public auction on September 13, 2013.* Parks and Recreation Director Stone went over the history of the possibility of the City acquiring the Painted Hills Property; said if we were to purchase the property, there would be no need to immediately development the property, although minimal maintenance would be required; and explained that his previous estimate of \$150,000 annual cost is based on a fairly aggressive maintenance schedule on thirty acres, and includes some one-time costs, so the \$150,000 would be less in future years; he added that staff would have to approach the costs from a different perspective if the City were to try to maintain that property as a golf course, as among other things, personnel would be needed and the cost would increase considerably. Mayor Towey invited public comment.

Mark Paxton, Business Address 12109 E Broadway Blvd C: spoke against the City of Spokane Valley purchasing the property; said he represents someone who is interested in purchasing the property and maintaining it as a public golf course; said there is already a tremendous amount of park space in our City but this is the only golf course we'd have; and said he feels the idea of using the property as something else would be "crazy." **Chuck Simpson, E 9003 Cataldo:** mentioned possible lost tax revenue if the City

were to purchase this property; said when it was private the City was making money; said it would be great if private citizens purchase the property. Tom Kendall, 14311 E 22nd Avenue: said he is President of the Painted Hills Men's Club; they moved their center of operation elsewhere but would like to come back and said he encourages the opportunity for private investment. There were no other public comments.

During Council discussion, Councilmember Woodard said when he first became aware of this property, he was not aware of any groups or private individuals trying to buy the property; said if we were to buy this as park land he would want to make sure we have all our options before us; and said he would not want to supersede the private market. Councilmember Grafos said if the City were to purchase the property it would be difficult to operate it as a golf course and he mentioned his concern with the \$150,000 a year maintenance; said the City will be facing expenses in expanding other park properties next year; also mentioned that he was not aware of any others interested in this property when it was first brought up; said the City is facing other large issues such as solid waste. Councilmember Higgins said he is pleased a group is willing to take what appears is an issue of great concern, into their own hands and said he would also hate to see it go off the City's tax rolls. Councilmember Hafner noted the City is facing other financial issues and he would hate to move resources into a golf course. Mayor Towey mentioned that the City will never see again this particular piece of land; and said he will vote for moving forward based on the idea of the more options we have, the more flexibility and the better off we will be. *Vote by Acclamation: In Favor: Mayor Towey and Councilmember Woodard; Opposed: Councilmembers Hafner, Higgins and Grafos. Motion failed.* Councilmember Wick returned to the dais.

NON-ACTION ITEMS:

3. Spokane Regional Transportation Council (SRTC) – Kevin Wallace

SRTC Executive Director Wallace gave a presentation on the SRTC Metropolitan Transportation Plan, Horizon 2040; he explained that the purpose of the plan is to satisfy federal and state planning requirements including coordination among SRTC, STA (Spokane Transit Authority), and WSDOT (Washington State Department of Transportation); he went over the vision, policy and evaluation frameworks, and showed a map of projected 2040 traffic conditions with 1.75 congestive hours; he discussed maintenance and preservation, the corridor screening process, and explained the different transportation corridor types and corridor screening; and said the next steps include community outreach, placing preliminary draft chapters on the SRTC website, and a public comment period with anticipated SRTC Board approval in November or December. Councilmember Wick noted the bridging the valley project is not listed and Mr. Wallace explained that SRTC will have a list of projects included in the plan, and said bridging the valley has been talked about and is something the Board is examining; he said the Board has identified many capital projects but since there isn't enough funding for them all, it becomes a balancing act. Mr. Wallace said preservation needs are very great and that SRTC controls about 3% of all funds, and that the majority of funds for preservation are federal or state funds. Mayor Towey asked if Spokane Valley would be penalized for doing diligence by focusing and funding street preservations, and thereby not be considered for other funding. Mr. Wallace explained that SRTC in participating in the preservation on Sprague and their focus will start to migrate to principal arterials which is where federal agencies will target as a region; and said they will continue more local focus in the future, adding that what is not included today is an analysis by communities in terms of which community has enough other funding to maintain a system.

Councilmember Woodard asked about populations needed for light rail or other equivalent mass transit and Mr. Wallace explained that those figures are usually based on thousand trips per day for federal participation or some other formula such as number of dwelling units per acre; and said they realize that in the past this region has examined the possibility of light rail. Concerning project funding, Mr. Wallace said one criterion could be based on an agency paying more for projects but added that has not been implemented yet, but the idea would be if agencies could put "more skin in the game" then they would be awarded more points. Again, he said that criterion has not been established.

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

Meeting Date: October 6, 2015

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-Project Overview

GOVERNING LEGISLATION: N/A

PREVIOUS ACTION TAKEN: N/A

BACKGROUND: At the September 22nd meeting Council requested a status update on the Planned Residential Development at Painted Hills. Staff will provide an overview of the project, explain the process for approval in detail and answer questions about the development.

OPTIONS: N/A

RECOMMENDED ACTION: N/A

STAFF CONTACT: Lori Barlow, Senior Planner; Christina Janssen, Planner

ATTACHMENTS: PowerPoint Presentation

Painted Hills

Planned Residential Development

History

- 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.

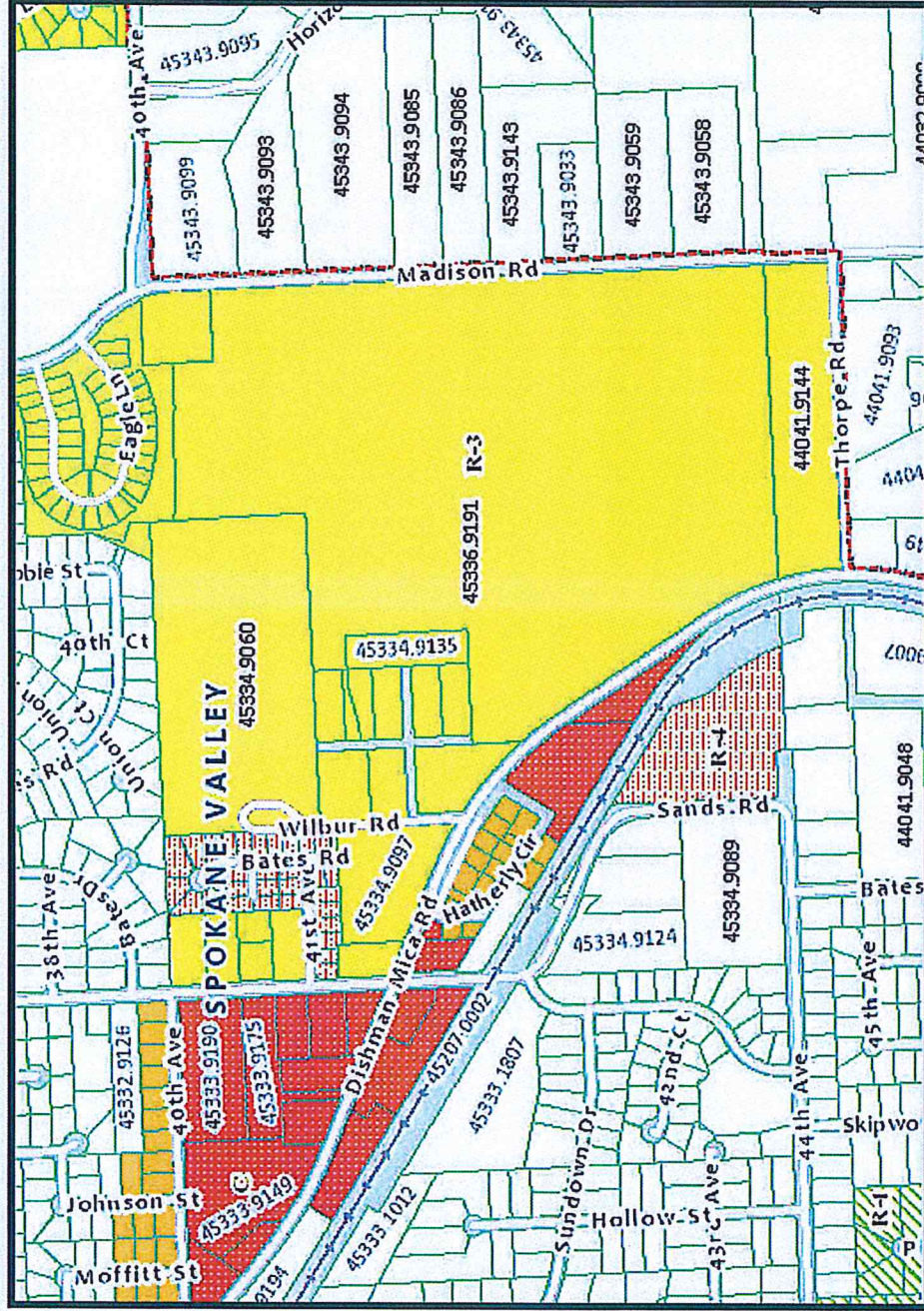




COMMUNITY DEVELOPMENT



Current Zoning



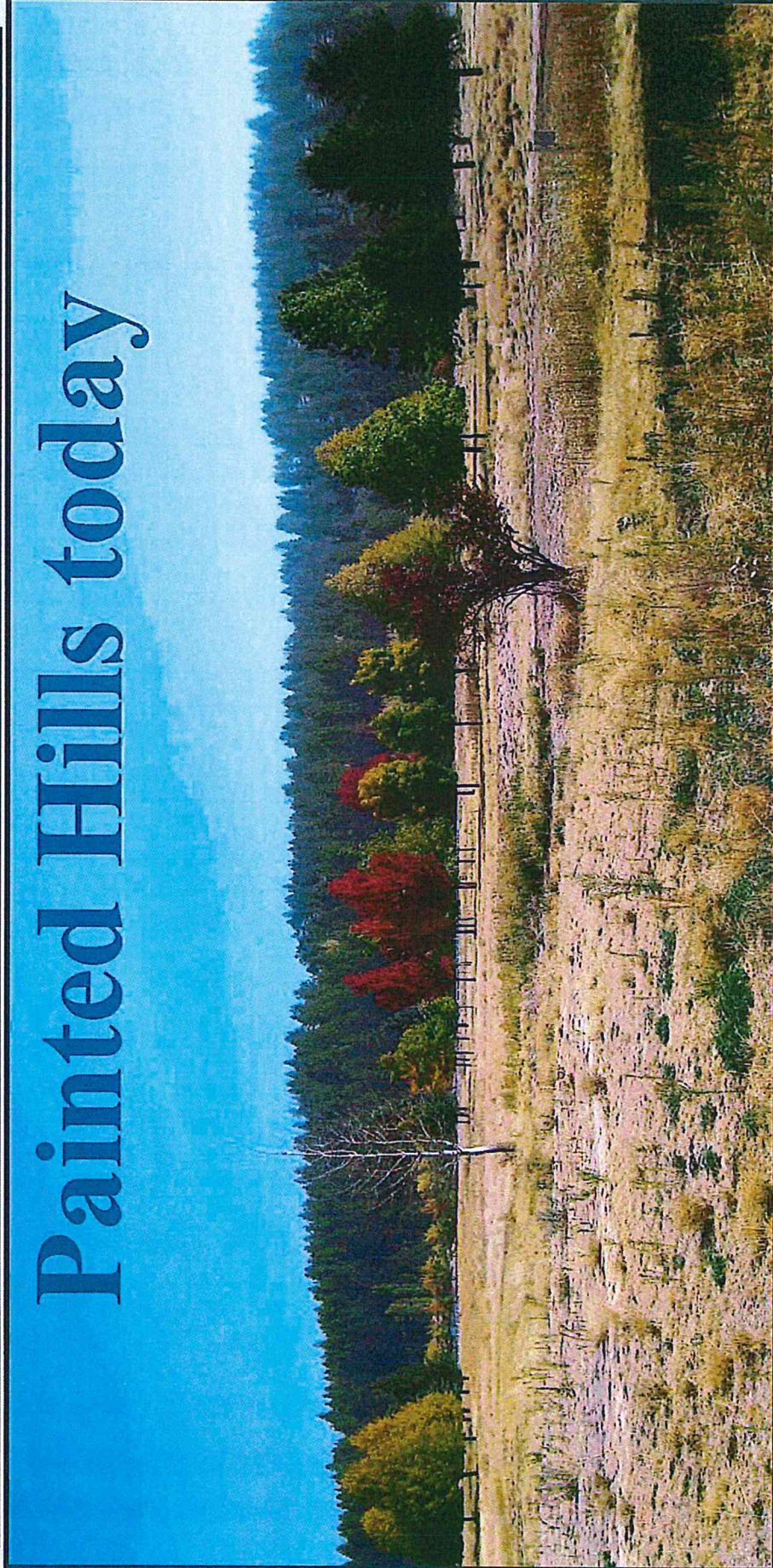
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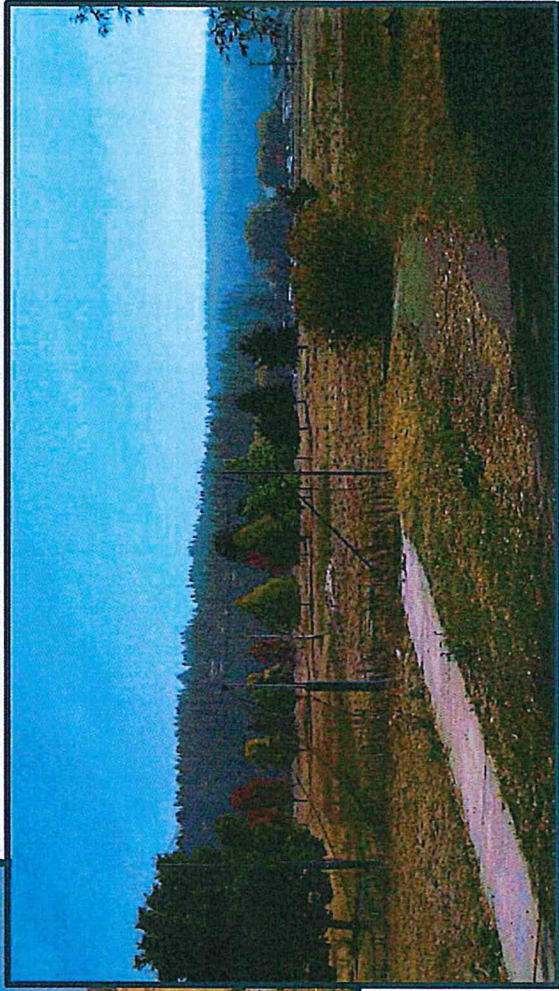
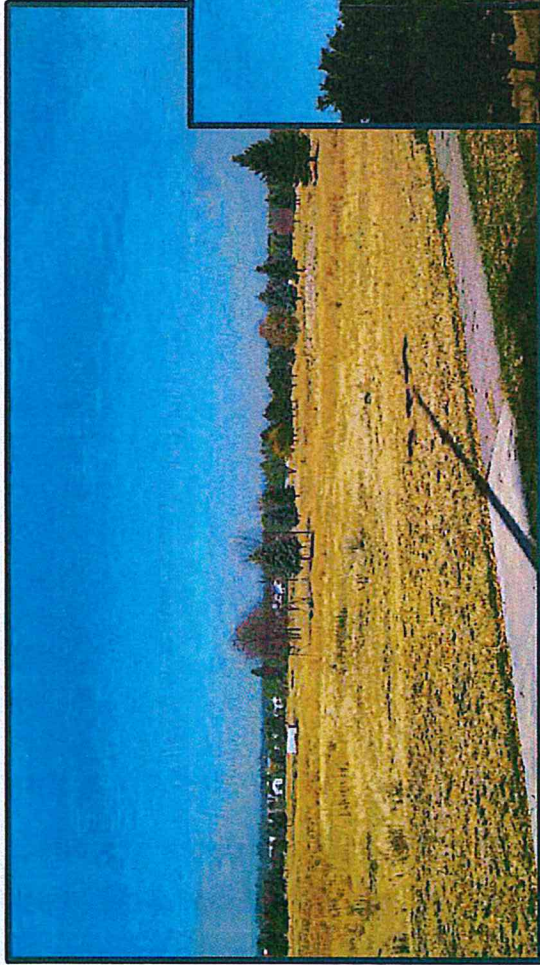
COMMUNITY DEVELOPMENT

PLANNING DIVISION

Painted Hills today



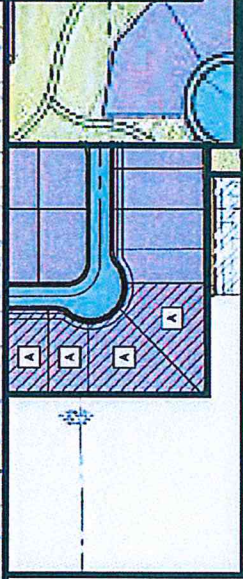
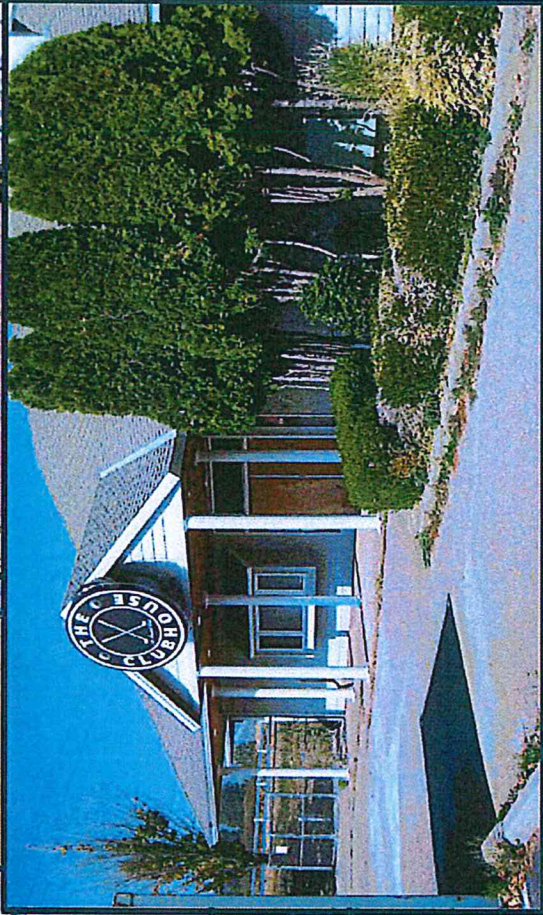
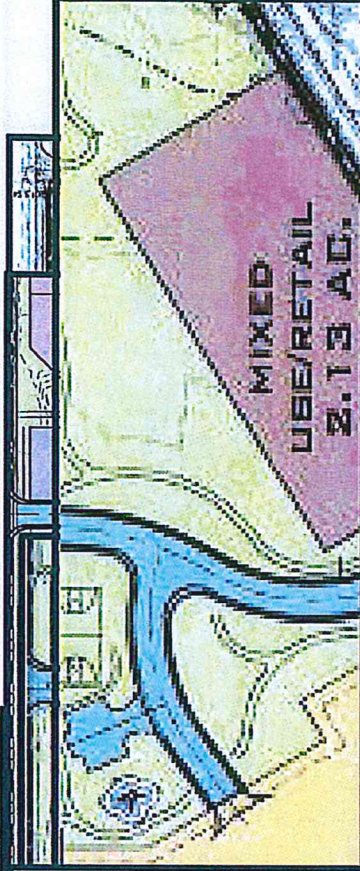
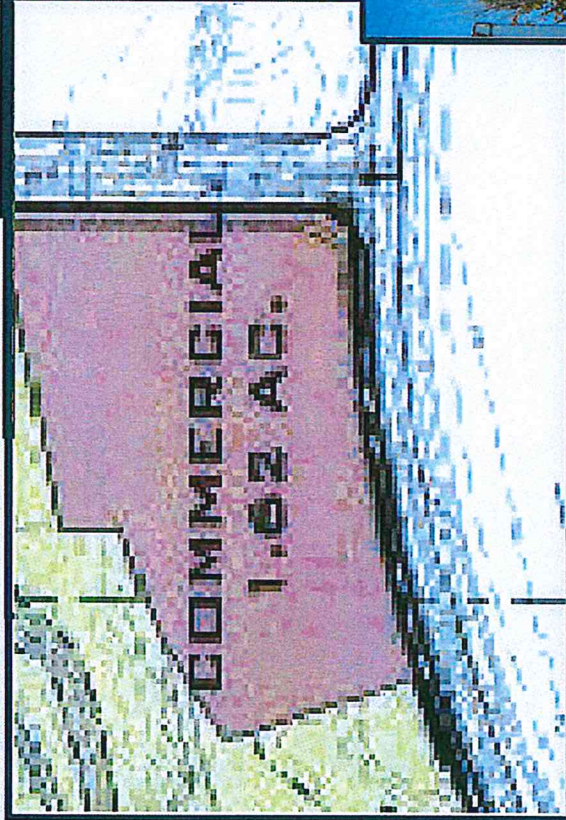
Painted Hills today





COMMUNITY DEVELOPMENT

PLANNING DIVISION



Project: 1000 100
Parcel Number: 4009000

Planned Residential Development (PRD)

SVMC 19.50

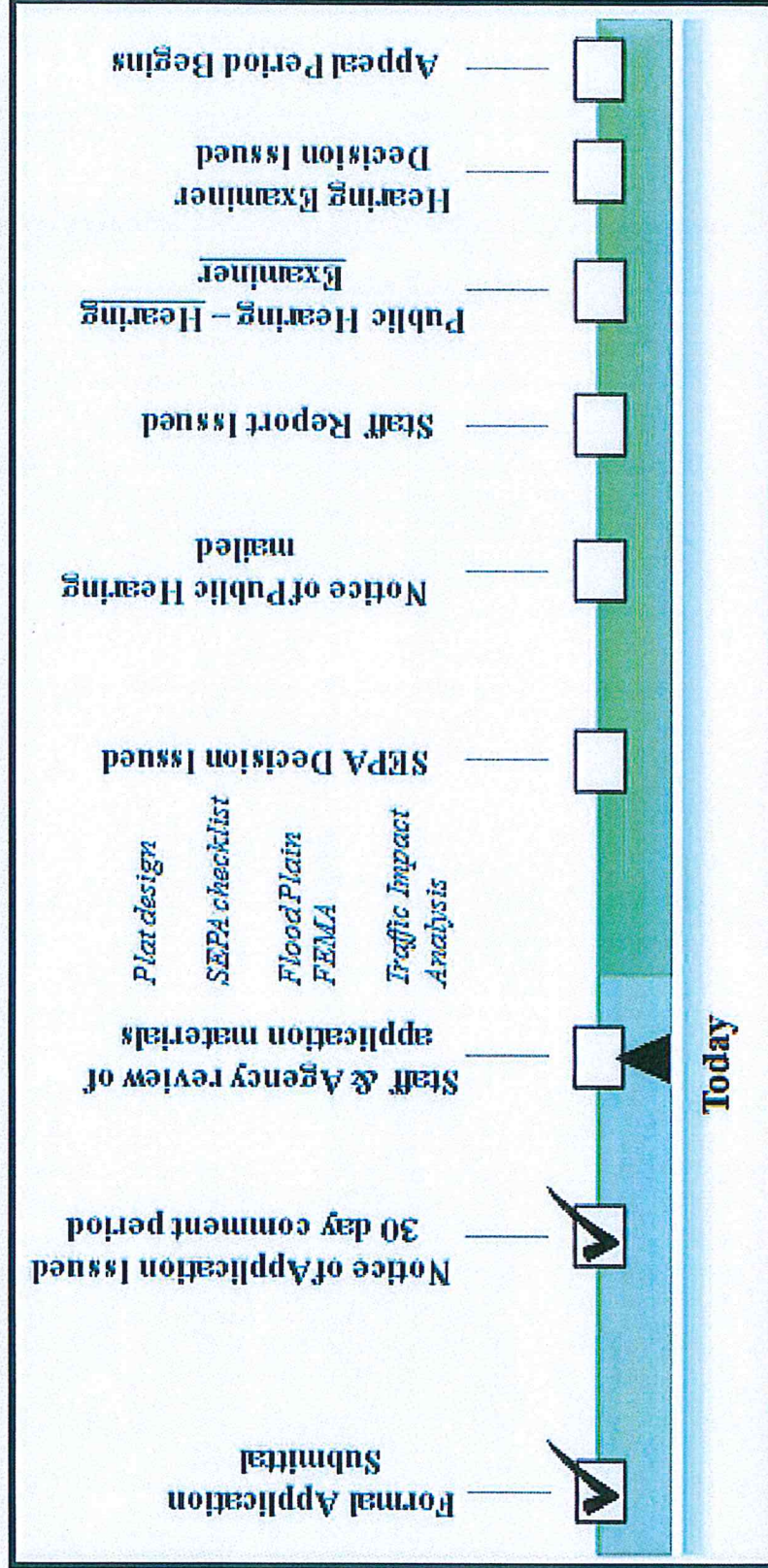
- PRD's are allowed in all residential zoning districts
- Residential developments of all types are allowed in PRD's
- Uses allowed in the Neighborhood Commercial zone are allowed in PRD's
- PRD's allow greater flexibility when applying zoning regulations
- The underlying zoning regulations dictate the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



COMMUNITY DEVELOPMENT

PLANNING DIVISION

Process





COMMUNITY DEVELOPMENT

PLANNING DIVISION

Ke



- Services
- Departments
- Government
- Business
- Residents
- Visitors

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Welcome! City of Spokane Valley

- Report a Problem
- CenterPlace
- City Council
- City Manager
- City Hall Project
- Council Agenda
- Economic Development
- Employment
- Municipal Code
- Maps
- Parks/Poolis/Rec
- Permit Center
- Planning & Zoning
- Solid Waste

Proposed City Hall Design



Opportunity for Public Comment:
 Tuesday, Sept. 29, 2015, 6:00 p.m.
 City Hall Council Chambers
 11707 E. Sprague Avenue

"A community of opportunity where individuals and families can grow and play, and businesses will flourish and prosper."

September 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			



City News



Watch these testimonials about how Spokane Valley is helping businesses succeed

[Painted Hills Planned Residential Development](#)



www



COMMUNITY DEVELOPMENT

PLANNING DIVISION

Painted Hills Planned Residential Development

The City of Spokane Valley has received an application for a Planned Residential Development (PRD) located at 4423 S. Dohman / Mica Rd. The site was formerly the Painted Hills Golf Course.

The proposal includes 580 dwelling units comprised of 500 single family homes and 280 multifamily units, neighborhood commercial space suitable for small scale retail, office and other neighborhood services, and 50 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. Additionally, a Notice of Application was mailed to all property owners directly adjacent to the site. Currently the application materials are being reviewed. Following this review, 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 27.06.060, the Hearing Examiner makes the final decision on all PRDs.

Services

Departments

Government

Business

Residents

Visitors

Search Site

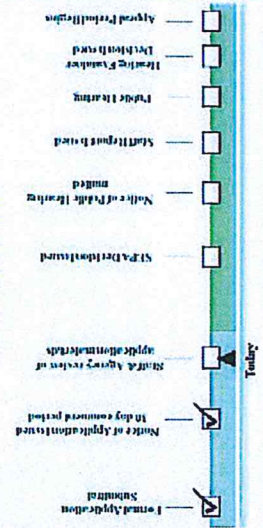
How Do I...?

Follow Us

Use the links below to view the application documents and other materials related to this development.

- [Pre-Application](#)
- [Pre-Application Conference Form](#)
- [Pre-Application Meeting Worksheet](#)
- [Application](#)
- [Subdivision Application](#)
 - [Narrative](#)
 - [Geohazard Evaluation](#)
 - [Biological Evaluation, Buffer Assessment, and Habitat Management Plan](#)
 - [Sewer Concurrency](#)
 - [Water Concurrency](#)
 - [Certificate of Water Availability](#)
 - [Certificate of Sewer Availability](#)
 - [Traffic Impact Analysis](#)
 - [Traffic Technical Appendix pt. 1](#)
 - [Traffic Technical Appendix pt. 2](#)
- [Planned Residential Development Application](#)
- [Staff Report & Decisions](#)
- [Determination of Completeness](#)
- [Determination of Incompleteness](#)
- [Agency Comments](#)
 - [Central Valley School District](#)
 - [Department of Ecology](#)
 - [Spokane Tribe of Indians](#)
 - [Spokane County Utilities](#)
 - [Avista](#)
- [Notification Documents](#)
 - [Notice of Application](#)
 - [Title Company Certification](#)
 - [Affidavit of Publication](#)
 - [Legal Notice of Application](#)
- [SEPA](#)
 - [Checklist](#)
 - [Narrative](#)

Process At A Glance





COMMUNITY DEVELOPMENT



Public Comments



Painted Hills

Planned Residential Development

Thank you for submitting comments on the Painted Hills PRD.

Your participation is an important part of the process.

Your comments have been added to the public record which will be forwarded to the Spokane Valley Hearing Examiner for review prior to the public hearing.

At this time, a date has not been established for the public hearing.

The Painted Hills project is a 303 lot subdivision with a Planned Residential Development overlay and does not include any rezoning of the property.

For the most recent information on this project and to view materials related to the development please visit:

www.spokanevalley.org/paintedhillsinfo

approached by citizens and that there is a large amount of misinformation about the need for the allocation number, and confirmed that the number is absolutely needed.

Planner Barlow mentioned that many of these slides, those with the 'Van Ness Feldman' logo are recycled from last July's presentation; she explained about the population allocation authority to plan as per State statutes, including that a periodic update is required, the requirements under the Growth Management Act, what the update shall include, and the process in reaching an allocation, beginning with the Office of Financial Management (OFM) projections, to the County Commissioner's required actions, committee recommendations, and the County adoption of allocations for County and local jurisdictions; she explained about the forecast and what it provides, and noted the previous attempts to reach a population allocation. Mr. Anderson then gave an explanation on the Planning Technical Advisory Committee, including how the population forecast is distributed by area; that the allocation is expressed as a big range: minimum, medium and maximum; said that those population allocation numbers will be translated into growth targets so cities can determine if they have the needed capacity; said we can look at past OFM numbers and see just how good the forecasts were; and said they are usually within 2% of the correct population. Mr. Hohman and Ms. Barlow also explained the "Existing Conditions Reports" which includes housing and economic trends, and buildable commercial, industrial, and residential land; they also explained some of the problems associated with the medium density residential zoning, mixed use zoning, office zoning, and neighborhood commercial zoning. Councilmembers Gothmann and Pace agreed the data are impressive and would be helpful in developing policies. Mayor Grafos called for a recess at 7:38 p.m.; he reconvened the meeting at 7:50 p.m., at which time the "Fehr/Peers Transportation System Existing Conditions" report was also discussed. Ms. Barlow mentioned the employment centers and the residential centers, and that there is a lot of employment north of I-90, but the most dense residential areas are on the south side of I-90, which makes for traffic congestion around the I-90 interchanges. Concerning Mineral Resource Lands, Mr. Hohman noted that staff will be meeting with the County and Central Pre-Mix in follow up of this topic, and that staff will bring further information at a future Council meeting. Mr. Hohman mentioned that the next steps include the development and conducting of the environmental review; and he thanked Mr. Anderson for attending tonight to help provide perspective and answer questions.

3. Painted Hills Development – Lori Barlow, Christina Janssen

Director Hohman explained that project has resulted in a tremendous amount of staff time answering numerous questions via e-mails and phone calls; in trying to be as transparent with the community as possible, he mentioned the City's website, and that as pieces of this project move forward, the website will be updated as quickly as possible; said this has represented a huge impact to staff time in the amount of public information and requested documents; that there have been thirty-five public request requests with twenty-two coming from one specific individual, and two more associated with a law firm hired by a neighborhood group.

Via their PowerPoint, Senior Planner Barlow and Planner Janssen explained the process so far concerning the Painted Hills Planned Residential Development, which included a brief history beginning prior to 1985 to July 24, 2015; they showed the current zoning and some pictures of what the area looks like today; discussed the different areas for development, explained that PRDs (Planned Residential Developments) are permitted in all residential zoning districts, and that the Hearing Examiner would make the final decision on this PRD. Ms. Janssen showed the timeline of the process, from formal application submitted, to today with staff and agency reviewing the application materials, followed by a SEPA (State Environmental Protection Act) Decision, Notice of Public Hearing to be mailed, staff report to be issued, that the Public Hearing would be held before the Hearing Examiner who would issue a decision, after which the appeal period would begin. Ms. Janssen also noted that the City's website includes a vast amount of information on the Painted Hills Development, which can be accessed from the City's home page; and that a postcard has been developed which is sent to those who inquire about this project, directing them to the City's website. Concerning the public hearing, Ms. Janssen stated that large signs will be placed on the property in three areas, and a mailing will be done to all those within a 400-foot radius of the site. Ms. Janssen also

noted that the Hearing Examiner will have the staff report, the code requirements, and the comments as well as have access to all studies provided by the applicant; she said the hearing has not been set yet as it can't take place until the SEPA determination has been issued; and confirmed Councilmember Hafner's comments that the Council has no say in this issue, that a zone change is not being proposed, and that the Hearing Examiner will be looking at this to determine what the PRD will look like.

3a. Sullivan Road West Bridge Replacement Project – “De Minimis” Determination– Steve Worley [added agenda item]

Senior Engineer Worley explained that it was recently discovered that the vertical clearance between the surface of the Centennial Trail and the bottom of the new Sullivan Road Bridge won't meet minimum standards; and as a result, the Centennial Trail needs to be revised. Mr. Worley said that staff has been working with design consultant CH2M Hill to design the realigned and lowered trail. Because the contract is currently scheduled to place the new bridge girders in December and the local asphalt plants typically close for winter around Thanksgiving, Mr. Worley said that the project team is fast-tracking the design, permitting, right-of-way acquisition and construction; and said if the trail cannot be relocated by the time the asphalt plants close, the trail would need to be closed and detoured until next spring. Mr. Worley explained that to receive NEPA (National Environmental Protection Agency) recertification, a public meeting on the “de Minimis” determination is required, and having this issue placed as a motion as the next Council meeting, which will permit public comment, will satisfy this requirement. Mr. Worley explained that because there is AT&T fiber optic cable under the Trail which would result in about \$150,000 cost just to lower that cable, the preferred option is to move the trail. Mr. Worley also said that since this is a federally funded project, we have to get those the two phases recertified since this work was not originally anticipated; said we already have a detour route in place since the Trail was closed during the course of the project. In response to Council question about time and cost, Mr. Worley said it will take three to four weeks to do the work and that we don't know the cost yet, but he estimated a couple hundred thousand dollars, adding that there is built into the budget for this project, about a half-million dollar contingency. Council agreed to move this forward for a motion for next week's Council meeting.

4. Proposed Contracting and Purchasing Code Amendments – Cary Driskell, Erik Lamb

City Attorney Driskell said that staff became aware of some lack of clarity and deficiencies concerning contracting and purchasing within our Code, and have been working on this to have the material more usable for our staff; said since we don't have centralized purchasing, each department has responsibilities for contracting and purchasing. Mr. Driskell noted that Public Works does the most contracting, followed by Parks and Recreation. Mr. Driskell and Mr. Lamb explained the proposed changes to the various Code chapters, including Spokane Valley Municipal Code (SVMC) 2.65, 3.40 through 3.42, 3.45 through 3.49. As shown on slide #11, Chapter 3.42 SVMC mentions competitive bidding public works and of the “obtaining three or more bids for public works between \$7,500 and the \$40,000/\$65,000 threshold, and that staff had discussed with the Finance Committee about increasing that \$7,500 to \$15,000, but that no determination had been made yet. After brief Council discussion, it was determined to leave it as is, and discuss it in more when this topic comes back to Council. *At 8:58 p.m. it was moved by Deputy Mayor Woodard, seconded and unanimously agreed to extend the meeting thirty minutes.* After Mr. Driskell and Mr. Lamb finished their PowerPoint presentation, it was decided that staff should bring this back in ordinance form for further discussion, and that the effective date of the ordinance could be discussed at that time, as the ordinance does not need to be effective five days after publication, but could be effective several months after adoption so that staff might have time for training on the new procedures prior to the effective date.

5. Advance Agenda – Mayor Grafos

There were no suggested changes.

6. Community Development Block Grant 2016 Program – Mike Basinger

This was for information only and was not reported or discussed.

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

Meeting Date: August 30, 2016

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-Project Overview

GOVERNING LEGISLATION: N/A

PREVIOUS COUNCIL ACTION TAKEN: Project status admin report presented to Council October 6, 2015.

BACKGROUND: City Council requested a status update on the Painted Hills Planned Residential Development Project at the September 22, 2015 Council meeting. The project update was originally presented to Council on October 6, 2015. Council has requested another update overview on the project status for the benefit of the four new councilmembers not present at the previous update. Staff will provide an updated overview of the project, explain the process for approval and answer questions about the development.

OPTIONS: N/A

RECOMMENDED ACTION OR MOTION: N/A

BUDGET/FINANCIAL IMPACTS: N/A

STAFF CONTACT: Gabe Gallinger, Development Services Manager

ATTACHMENTS: PowerPoint Presentation



COMMUNITY DEVELOPMENT



Painted Hills

Planned Residential Development

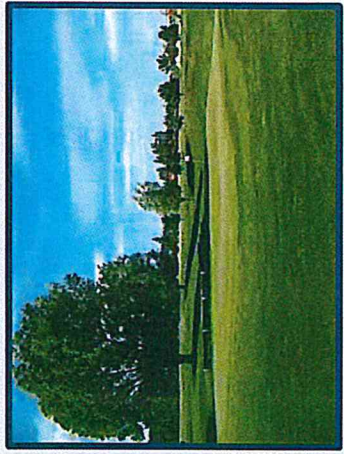


COMMUNITY DEVELOPMENT



History

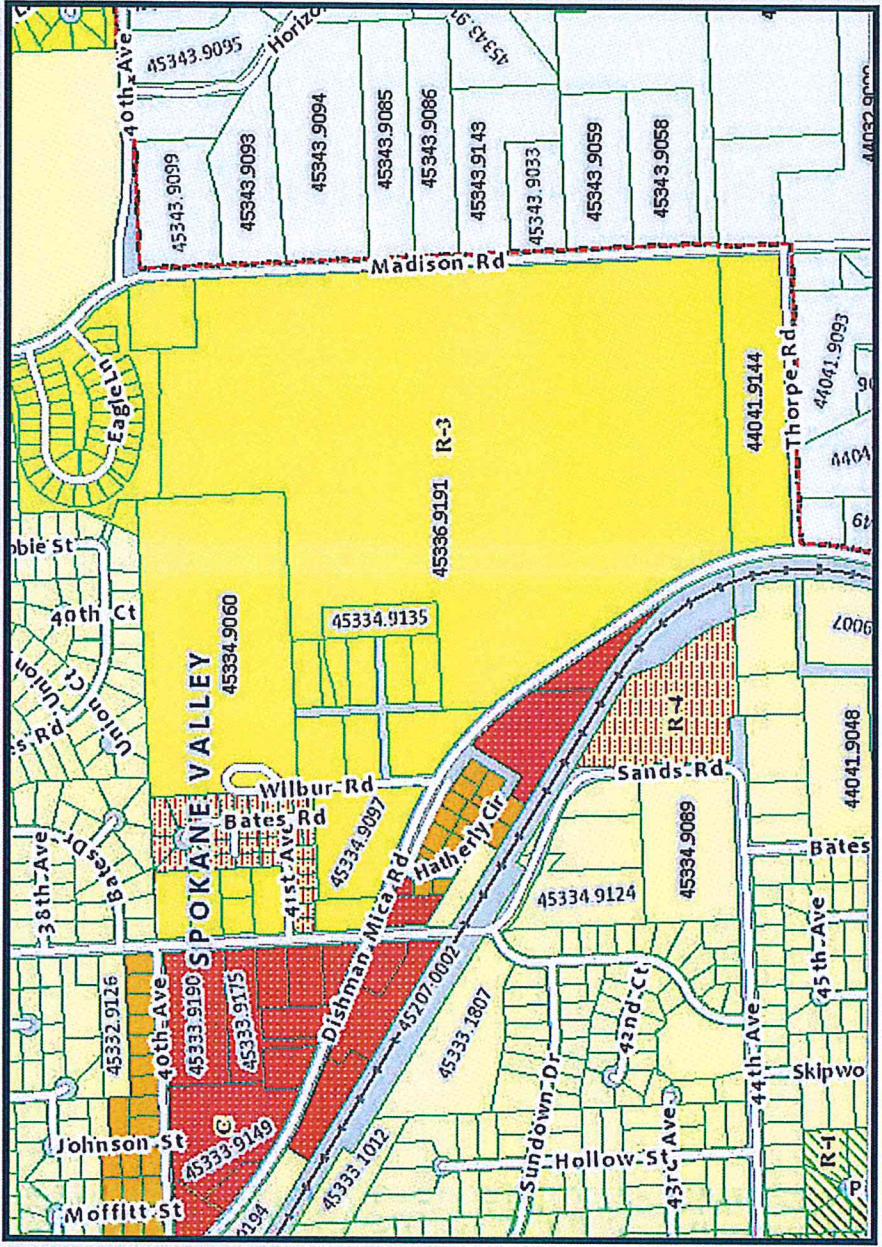
- Prior to 1985: the property was zoned Agricultural and was designated as Urban in the Spokane County Future Land Use plan.
- November 1985: a Conditional Use Permit was approved to operate a 9 hole golf course.
- 1989: Golf course is opened to the public.
- January 1, 1991-Property is rezoned by Spokane 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.





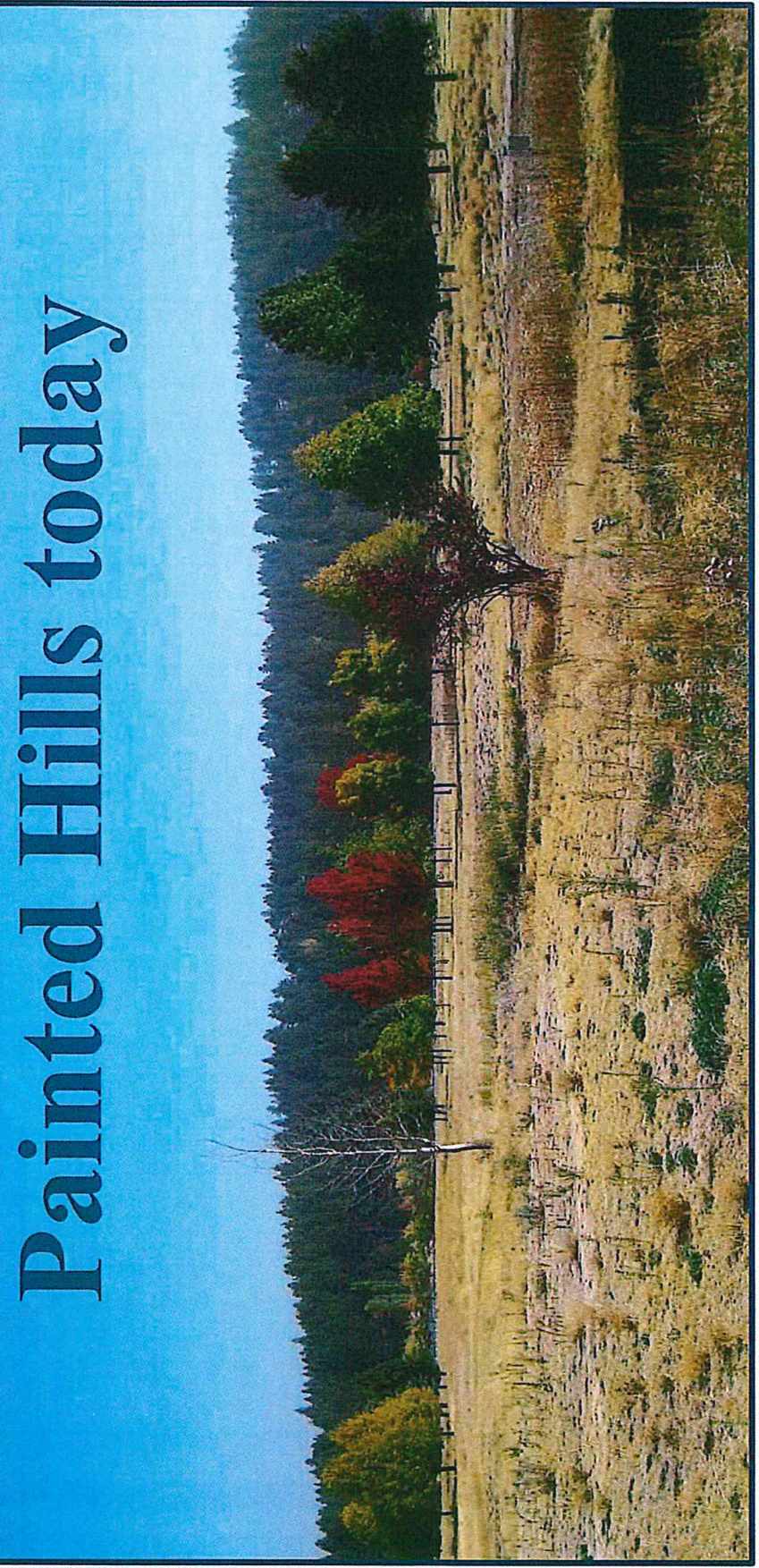
Current Zoning

- R-1
- R-2
- R-3
- R-4
- MF-1
- MF-2
- GO
- O
- CMU
- MUC
- NC
- C
- RC
- E-1
- E-2
- P/OS





COMMUNITY DEVELOPMENT



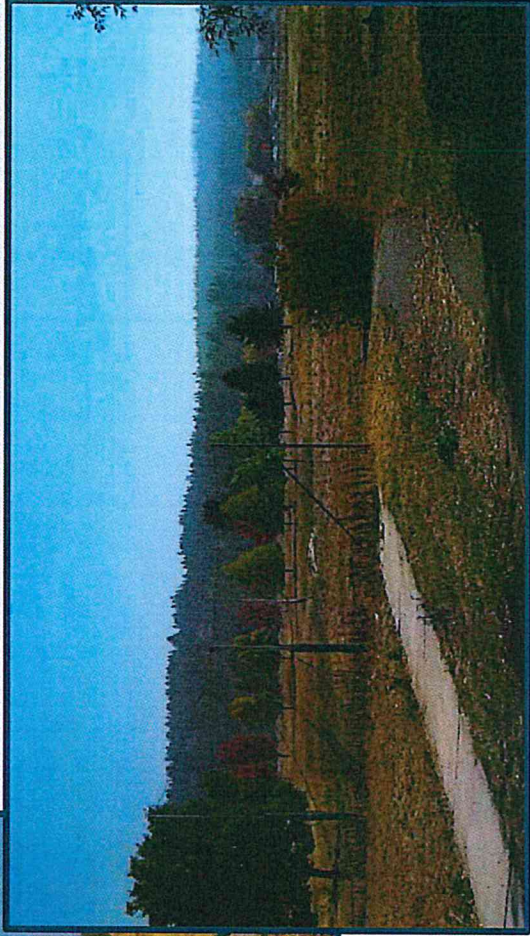
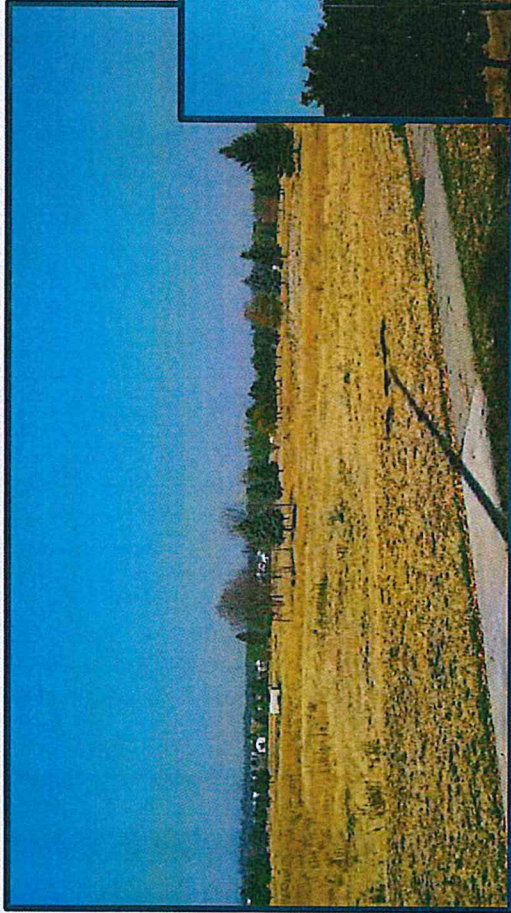
Painted Hills today



COMMUNITY DEVELOPMENT



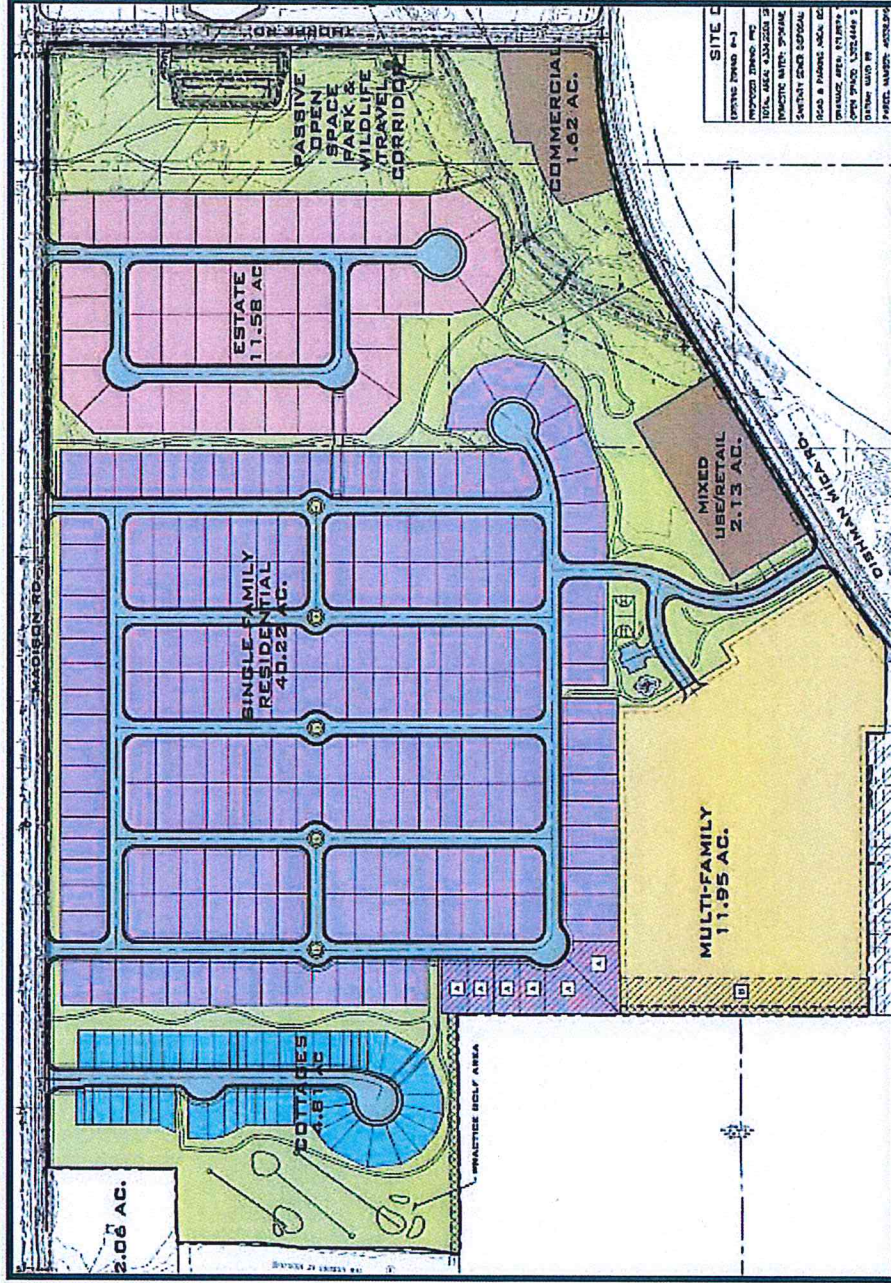
Painted Hills today





COMMUNITY DEVELOPMENT

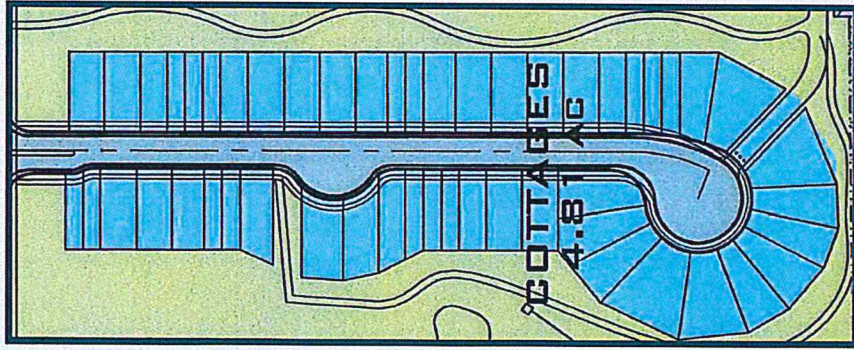
PLANNING DIVISION





COMMUNITY DEVELOPMENT

PLANNING DIVISION



Cottages

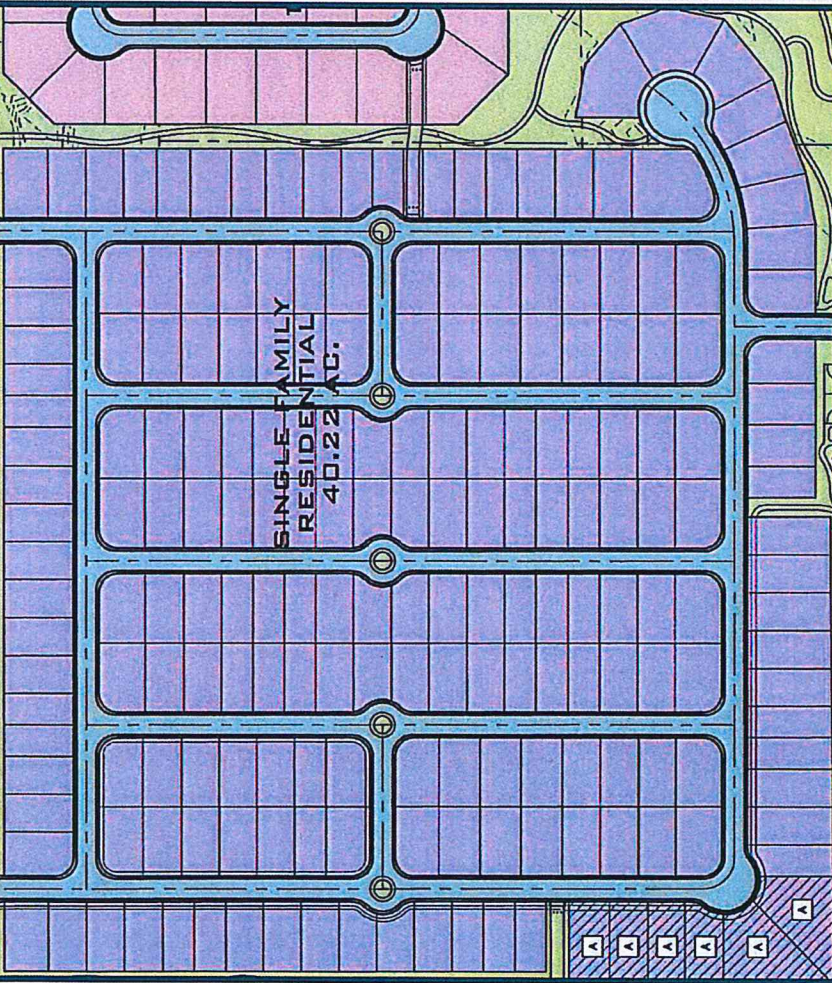
No. of Lots	52
Lot area	1,700 – 6,200 sq. ft.
Lot frontage	20 – 40 ft.



COMMUNITY DEVELOPMENT

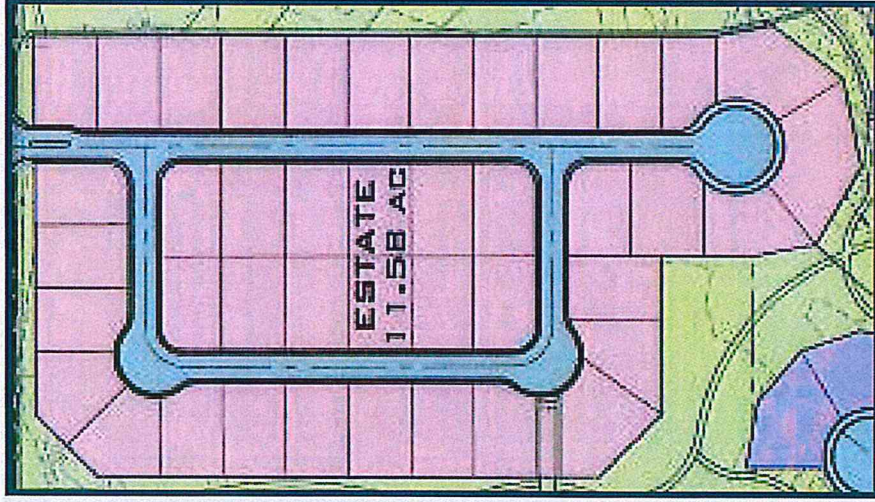


PLANNING DIVISION



Single Family

No. of Lots 206
Lot area 5,500 – 8,500 sq. ft.
Lot frontage 50 – 60 ft.



Estate Lots

No. of Lots 42

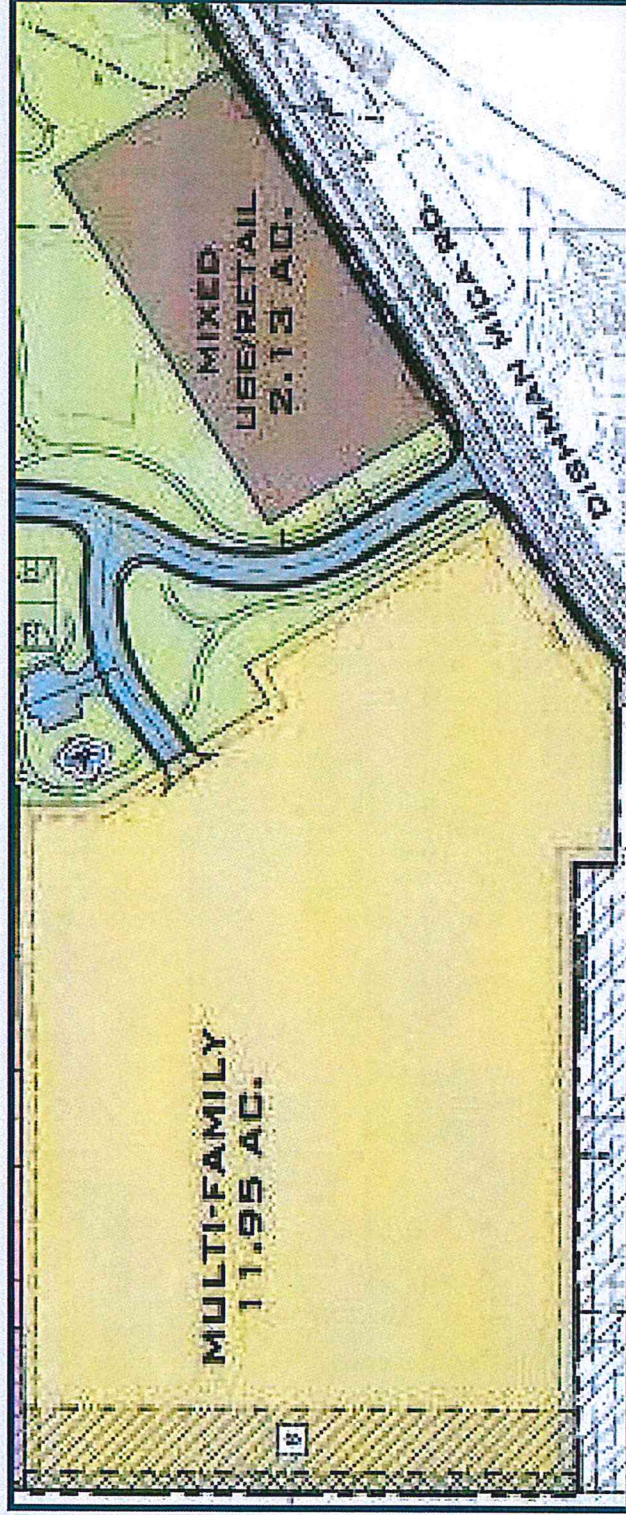
Lot area 9,000 – 10,000 sq. ft.

Lot frontage 80 ft.



COMMUNITY DEVELOPMENT

PLANNING DIVISION



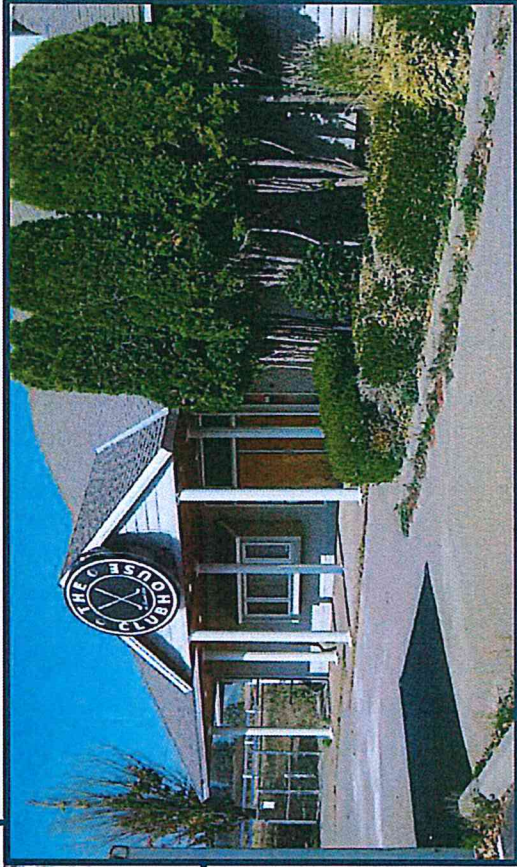
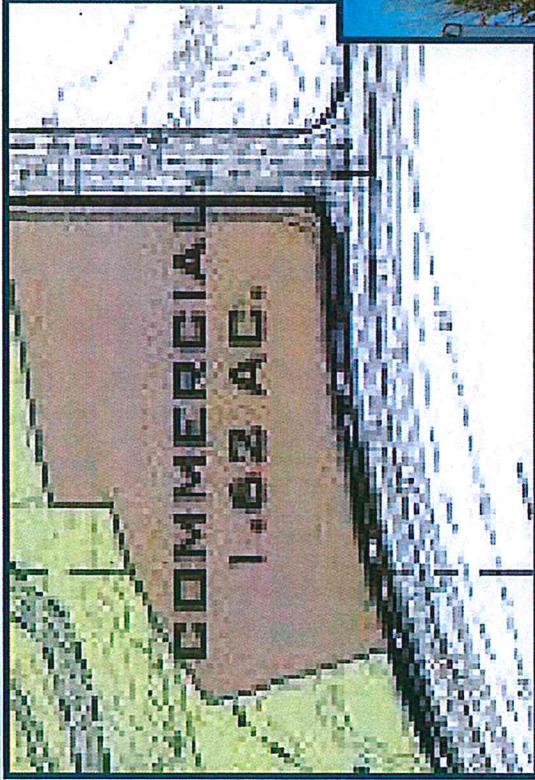
Multi-Family – 228 Units

Mixed Use – 52 Units



COMMUNITY DEVELOPMENT

PLANNING DIVISION





COMMUNITY DEVELOPMENT



Planned Residential Development (PRD)

SVMC 19.50

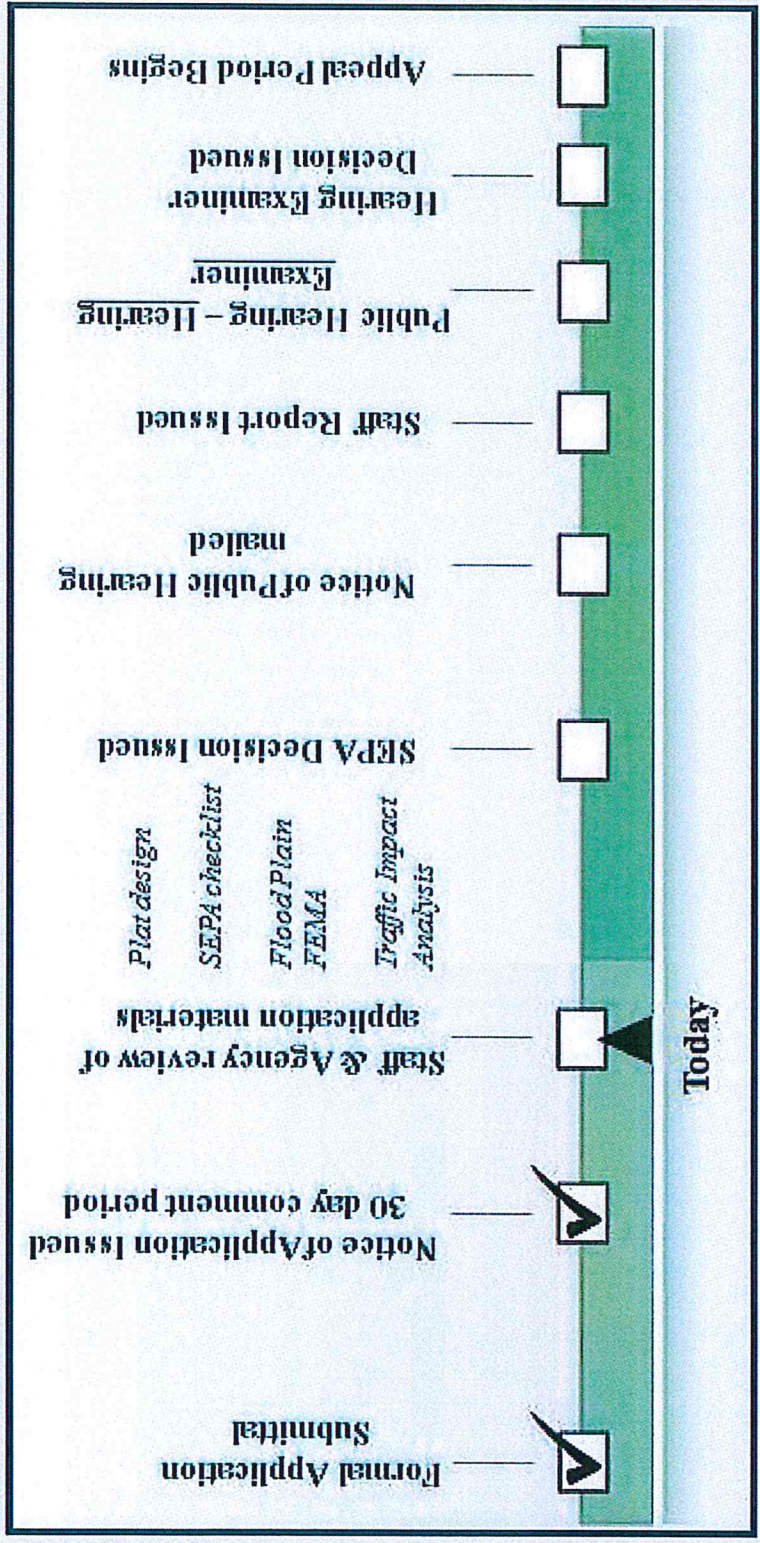
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COMMUNITY DEVELOPMENT

PLANNING DIVISION

Process





COMMUNITY DEVELOPMENT



Keeping Our Citizens Informed

Departments

- Departments - Home ▶
- Community and Economic Development ▶
- City Attorney
- City Clerk ▶
- City Council ▶
- City Manager ▶
- Directory
- Documents
- Finance ▶
- Forms
- Human Resources ▶
- Operations & Admin ▶
- Parks & Recreation ▶
- Police
- Public Works ▶
- Solid Waste ▶

Community and Economic Development » Community and Economic Development

Welcome to Community and Economic Development

The Community and 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 and Economic Development Department has four divisions:

- Building
- Economic Development
- Development Engineering
- Planning

Trending Projects:

- Painted Hills Planned Residential Development Information
- Periodic Comprehensive Plan Update

Contact Information

John Hohman
Community Development Director
Phone: (509) 720-5300
jhohman@spokanevalley.org

Deanna Horton
Administrative Assistant
Phone: (509) 720-5301
dhorton@spokanevalley.org

Doug Powell
Building Official
Phone: (509) 720-5305
dpowell@spokanevalley.org

Gabe Gallinger
Development Services Senior Engineer
Phone: (509) 720-5318
ggallinger@spokanevalley.org



COMMUNITY DEVELOPMENT

PLANNING DIVISION

Departments

- Departments - Home ▶
- Community and Economic Development ▶
- City Attorney ▶
- City Clerk ▶
- City Council ▶
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- Police
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- Solid Waste ▶

Community and Economic Development • Planning & Zoning • Painted Hills

Painted Hills Planned Residential Development

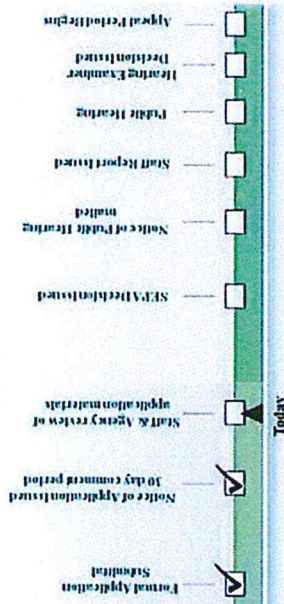
The City of Spokane Valley has received an application for a Planned Residential Development (PRD) located at 4403 S. Dishman Mica Rd. The site was formerly the Painted Hills Golf Course.

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. Additionally, a Notice of Application was mailed to all property owners directly adjacent to the site. Currently the application materials are being reviewed. Following this review, 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 PRD's.



Process At A Glance



Use the links below to view the application documents and other materials related to this development.

October 6, 2015 Presentation to City Council

- Pre-Application
 - Pre-Application Conference Form
 - Pre-Application Meeting Worksheet
- Application
 - Subdivision Application
 - Narrative
 - Geohazard Evaluation
 - Biological Evaluation, Buffer Averaging, and Habitat Management Plan
 - Sewer Concurrency
 - Water Concurrency
 - Certificate of Water Availability
 - Certificate of Sewer Availability
 - Traffic Impact Analysis
 - Traffic Technical Appendix pt. 1
 - Traffic Technical Appendix pt. 2
 - Planned Residential Development Application
 - Traffic Impact Analysis - Response to Traffic Count Comments 10/15/2015
 - Traffic Impact Analysis - Response to Traffic Count Comments 10/20/2015
 - Traffic Impact Analysis - Response to TIA Comments
 - Staff Report & Decisions
 - Determination of Completeness
 - Determination of Incompleteness
 - Agency Comments
 - Central Valley School District
 - Department of Ecology
 - Spokane Tribe of Indians
 - Spokane County Utilities
 - Avista
 - Spokane Regional Health District
 - Spokane County Water District No. 3
 - Fire Protection District 8
 - City of Spokane Valley Comments
 - Traffic Impact Analysis Review- Sean Messner, PE Senior Traffic Engineer
 - Floodplain Review - Henry Allen, Development Engineer
 - Traffic Impact Analysis - Second Submittal - Sean Messner, PE Senior Traffic Engineer



COMMUNITY DEVELOPMENT



Public Comments



Painted Hills

Planned Residential Development

Thank you for submitting comments on the Painted Hills PRD.

Your participation is an important part of the process.

Your comments have been added to the public record which will be forwarded to the Spokane Valley Hearing Examiner for review prior to the public hearing.

At this time, a date has not been established for the public hearing.

The Painted Hills project is a 303 lot subdivision with a Planned Residential Development overlay and does not include any rezoning of the property.

For the most recent information on this project and to view materials related to the development please visit:

www.spokanevalley.org/paintedhillsinfo



COMMUNITY DEVELOPMENT



Questions

to Council for further direction. Deputy Mayor Woodard said he feels an easement enslaves the property and we would lose control for all practical purposes from a real estate standpoint. It was at this point that Councilmember Wood said he would abstain from any comments, vote or direction on this issue as the Carnhope Water District Chair, he has a certain belief about what Mr. Carroll is talking about and is slanted in that direction. City Attorney Driskell suggested to Councilmember Wood if that is the case, it would be appropriate for him to excuse himself from the dais. Since it was apparent that the discussion was almost concluded, Councilmember Wood remained at the dais. Mr. Driskell said he will get together with Mr. Carroll. In response to Councilmember Munch's question about the splash pad, Mr. Carroll said the District is willing to put the meter in the right-of-way on Pines, but since there is no right under the lease, they'd want to put the meter in the public right-of-way instead of on park property, hence the \$7,100 additional charge. Mr. Calhoun said staff will come back to Council after reviewing the 2016 budget to see if we can make it happen without a budget amendment; and if not, Council could pursue a budget amendment. Council concurred.

At 8:46 p.m., it was *moved by Deputy Mayor Woodard, seconded and unanimously agreed to extend the meeting to 9:30 p.m.*

6. Painted Hills Update – Gabe Gallinger

Development Services Manager Gallinger explained that at the previous request of Council, and since there are four new Councilmembers who were not present at previous updates, staff was asked to give a status report on the Painted Hills Planned Residential Development Project. Mr. Gallinger went through his PowerPoint presentation briefly explaining the history of the area, current zoning, planned development of the lots, and the process involved; and brought attention to the section of the City's webpage with extensive information on the Painted Hills Planned Development.

7. Advance Agenda – Mayor Higgins

There were no suggested changes to the Advance Agenda.

8. Council Check-in – Mayor Higgins

There were no additional comments.

9. Acting City Manager Comments – Mark Calhoun

Mr. Calhoun had no comments.

It was *moved by Deputy Mayor Woodard, seconded and unanimously agreed to adjourn.* The meeting adjourned at 9:04 p.m.

ATTEST:

L.R. Higgins, Mayor

Christine Bainbridge, City Clerk

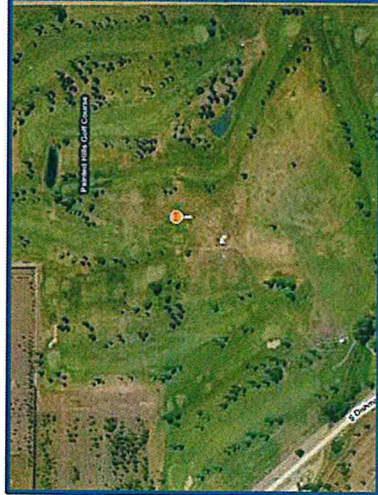
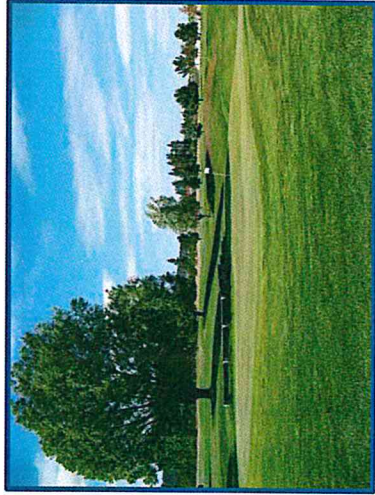
Painted Hills Planned Residential Development

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)
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- 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](#)

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. Additionally, a Notice of Application was mailed to all property owners directly 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

The purpose of this meeting is to receive public comment on issues to be discussed in the environmental impact statement. The DS 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.

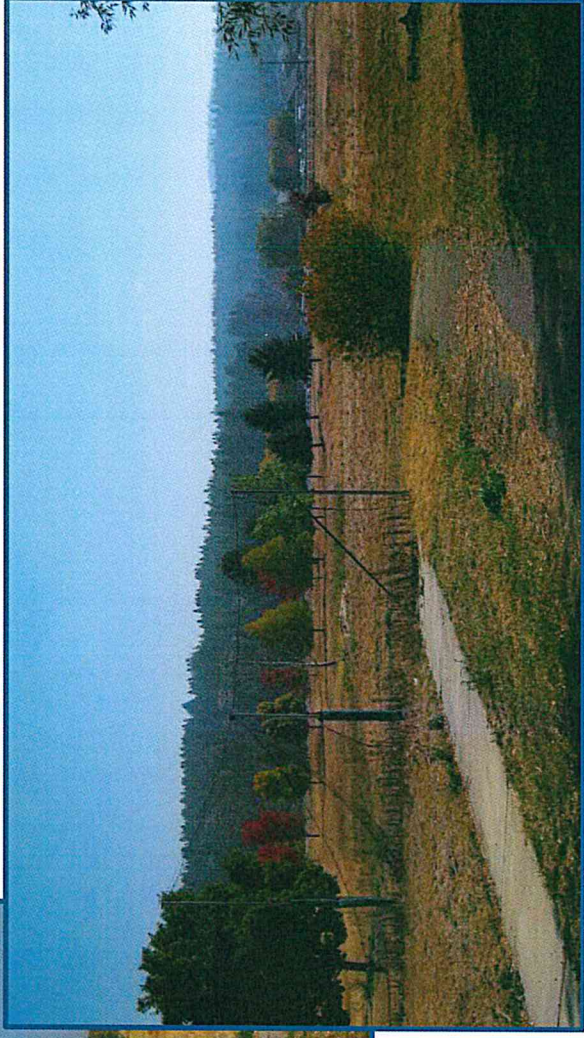
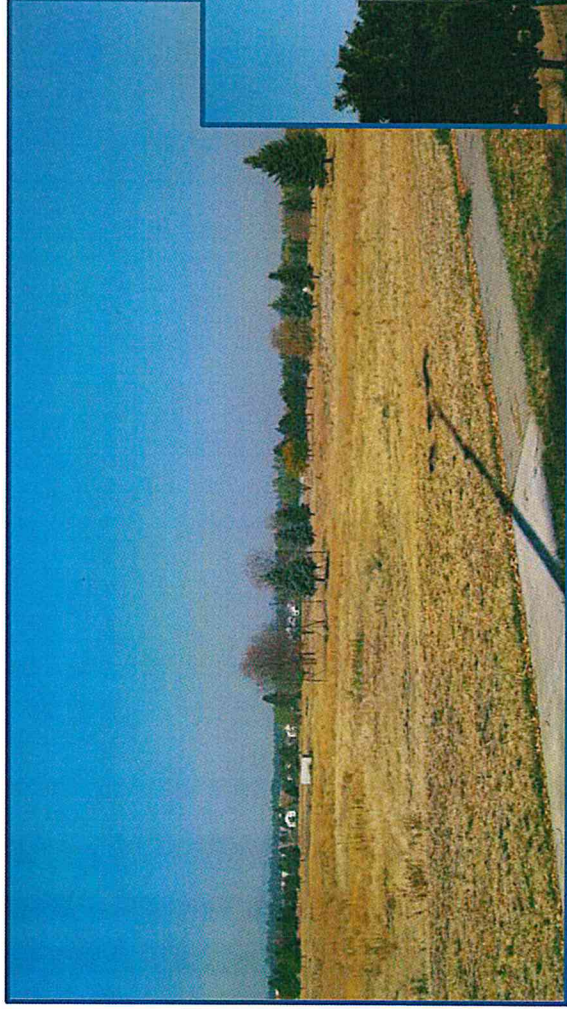
Additional Links

- Process At A Glance
- Plan/PRD Application
- Reports
- SEPA
- Agency Comments
- Floodplain Map Revision
- Council Meetings
- Public Comments
- Public Records Requests Received & Processed
- Other Documents
- Additional Chester Creek Watershed Documents

Painted Hills site

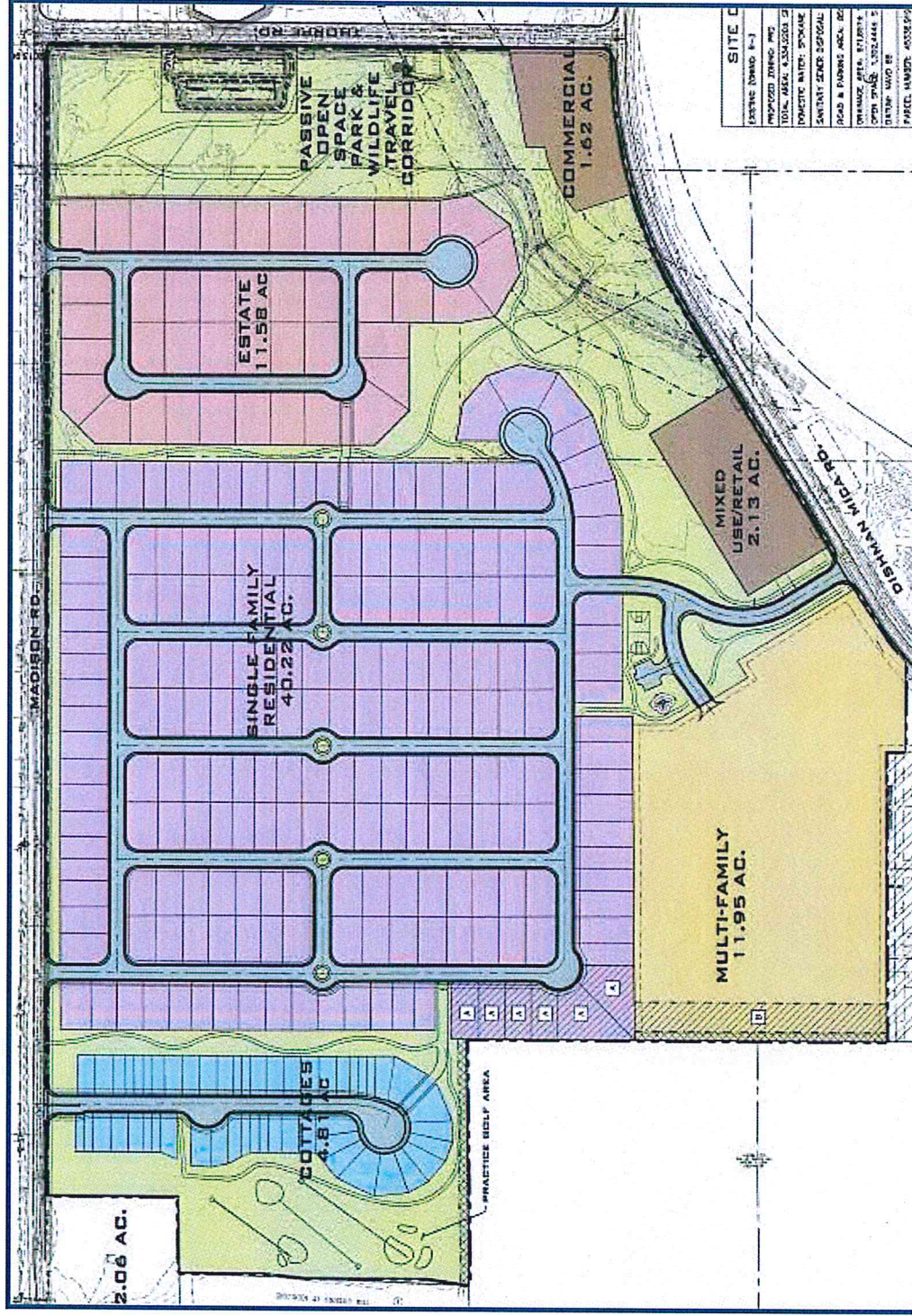


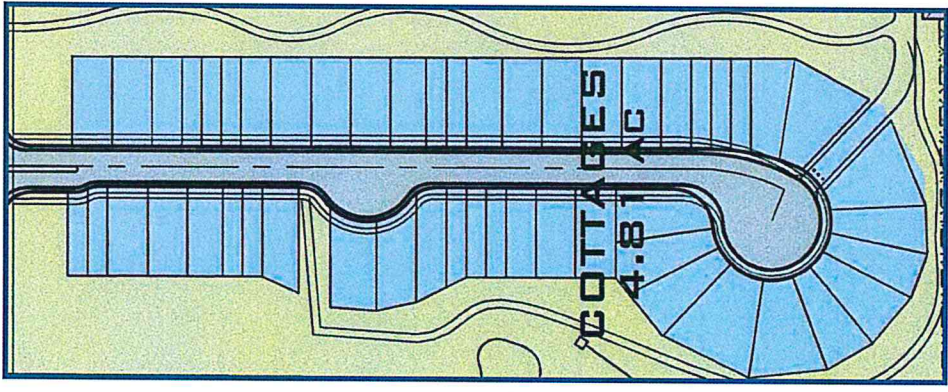
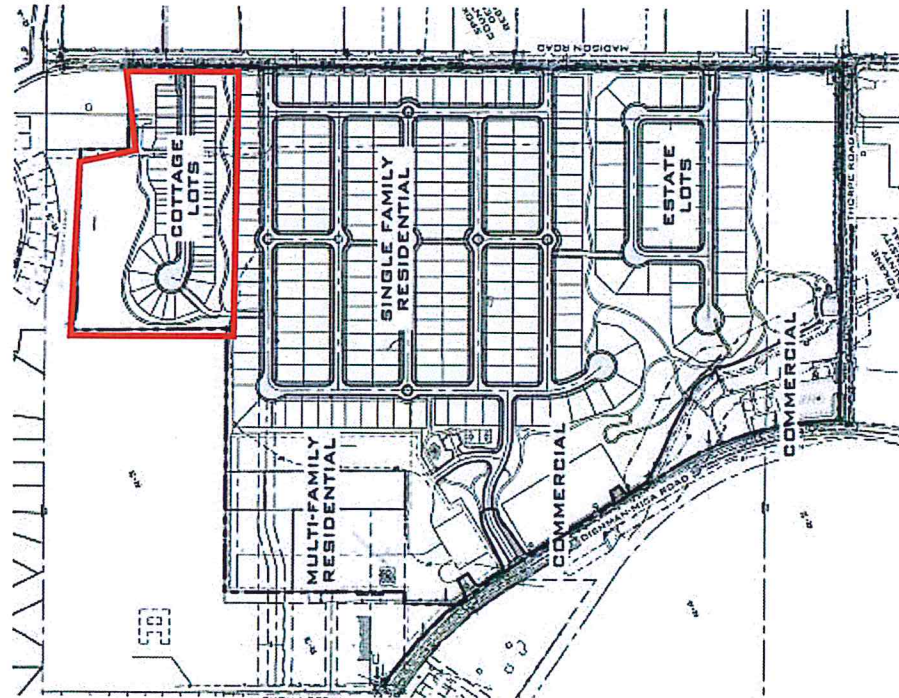
Painted Hills Site



Painted Hills PRD

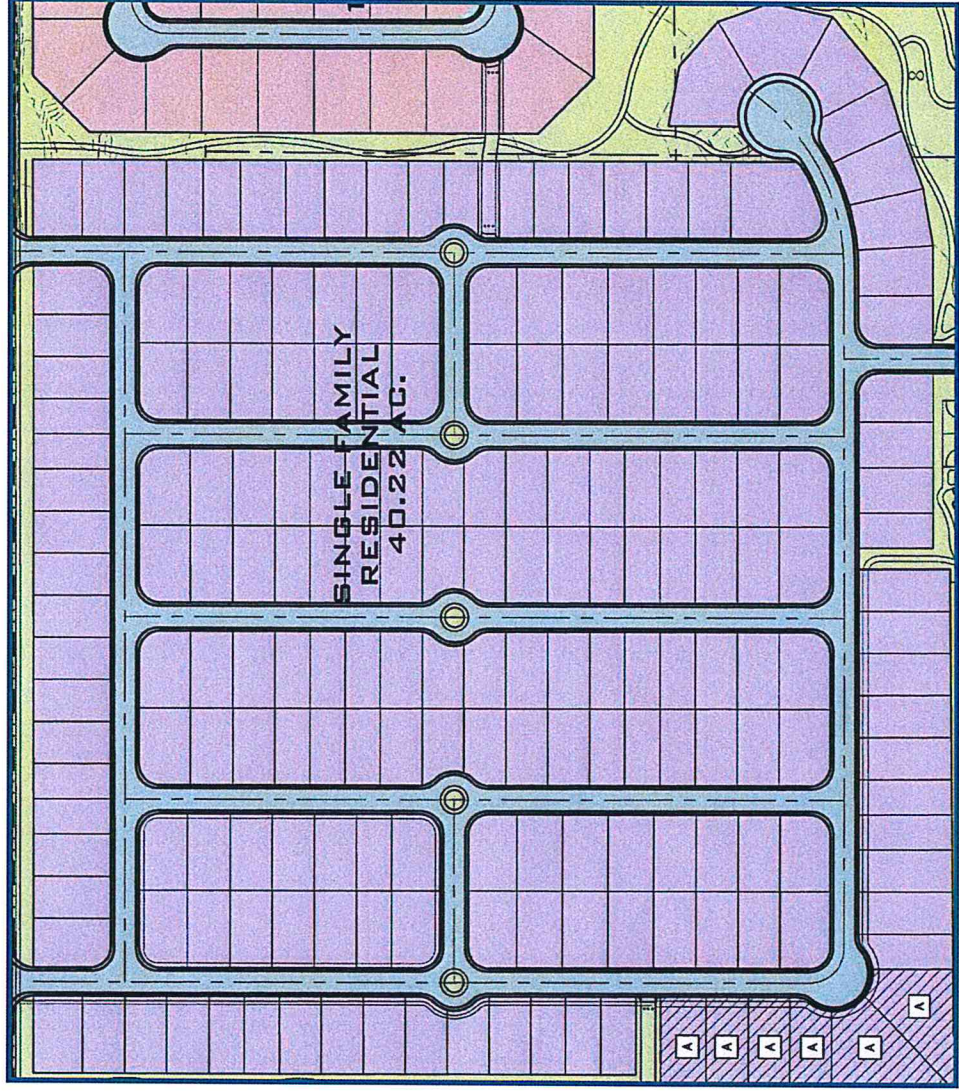
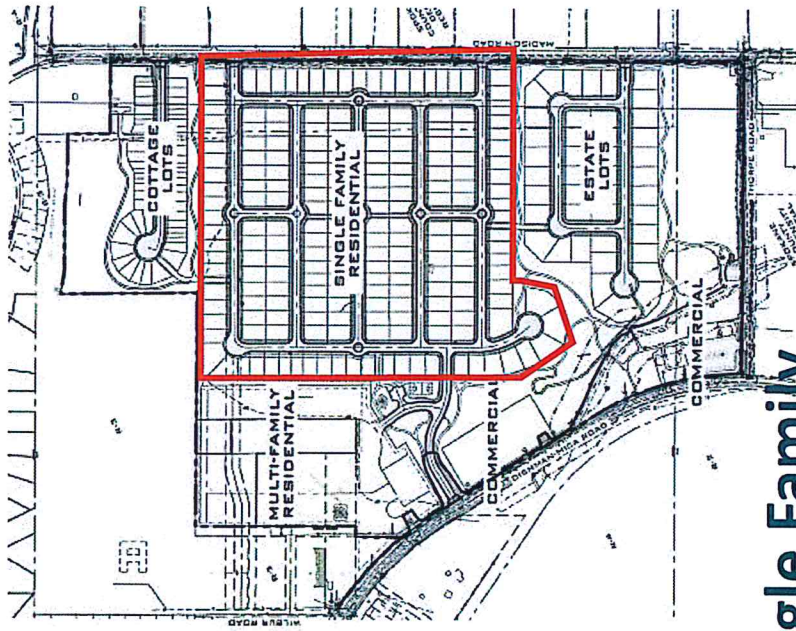
Overview and Closer look





Cottages

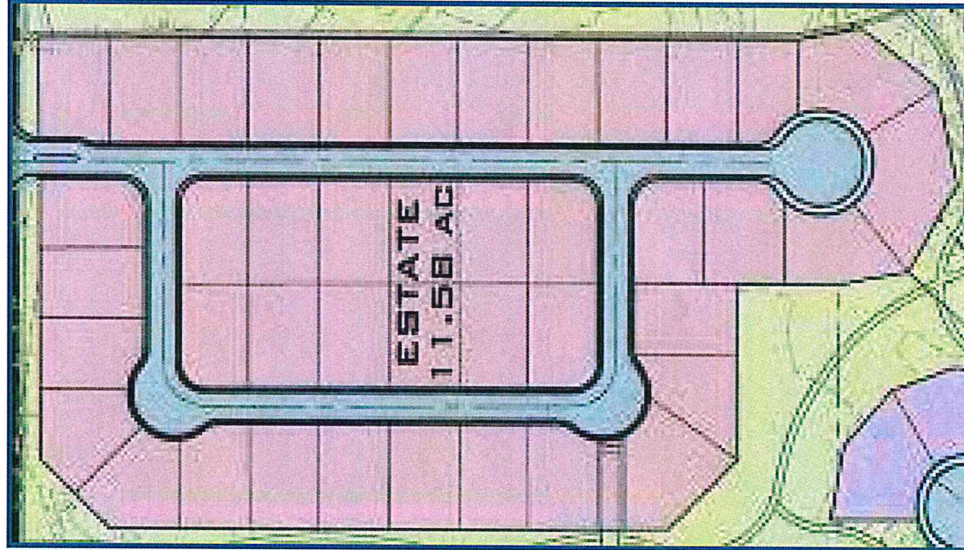
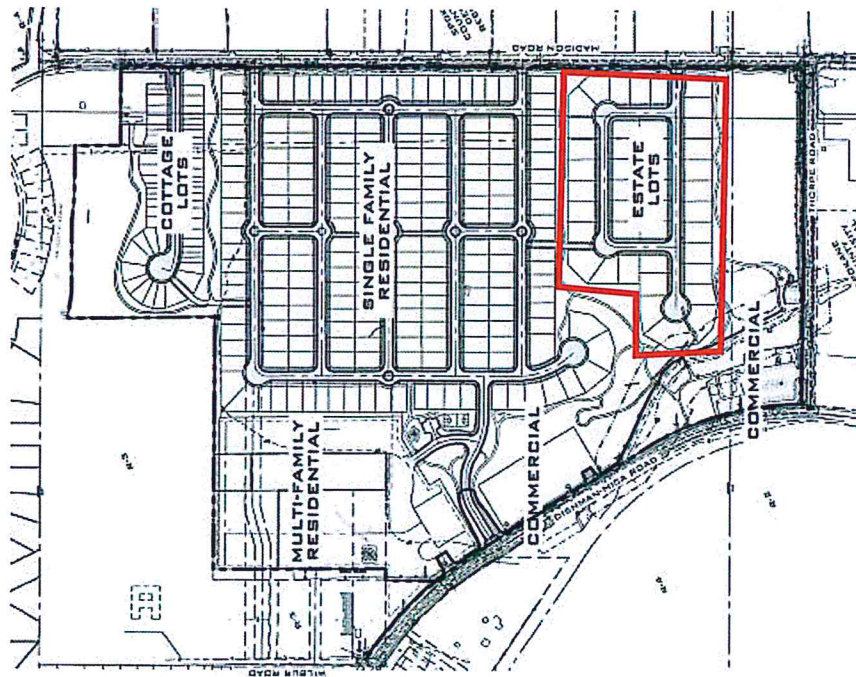
- No. of Lots
 - 52
- Lot area
 - 1,700 – 6,200 sq. ft.
- Lot frontage
 - 20 – 40 ft.



Single Family

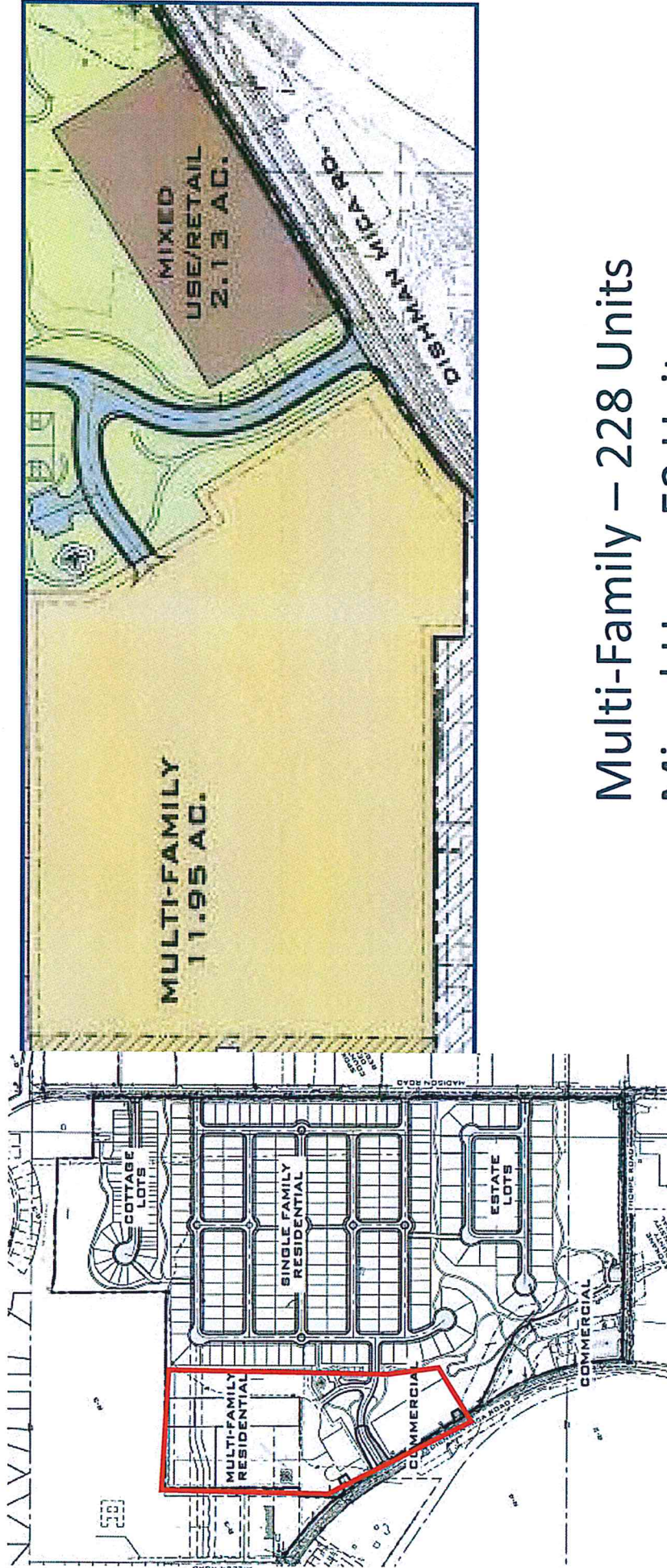
No. of Lots 206

Lot area 5,500 – 8,500 sq. ft.

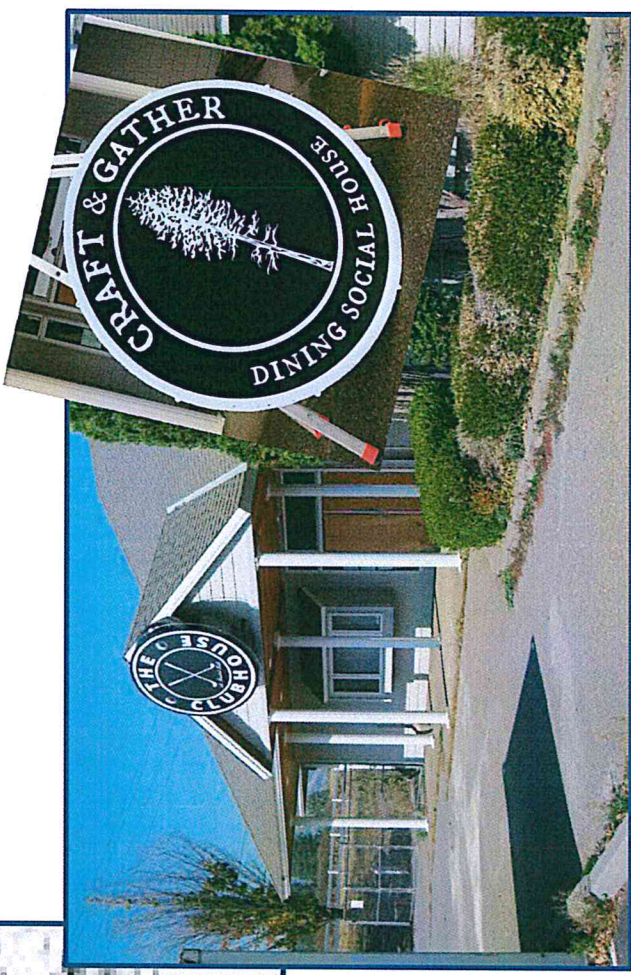
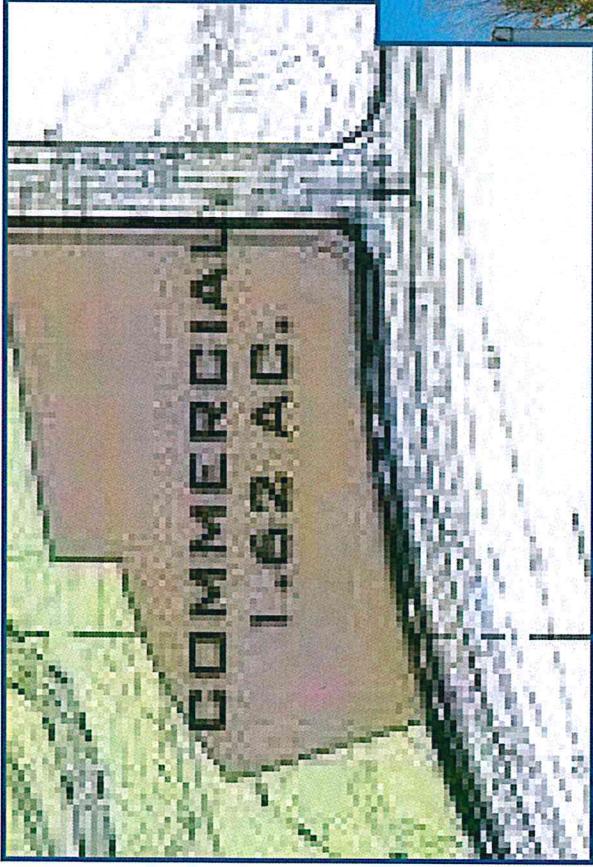


Estate Lots

- 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**

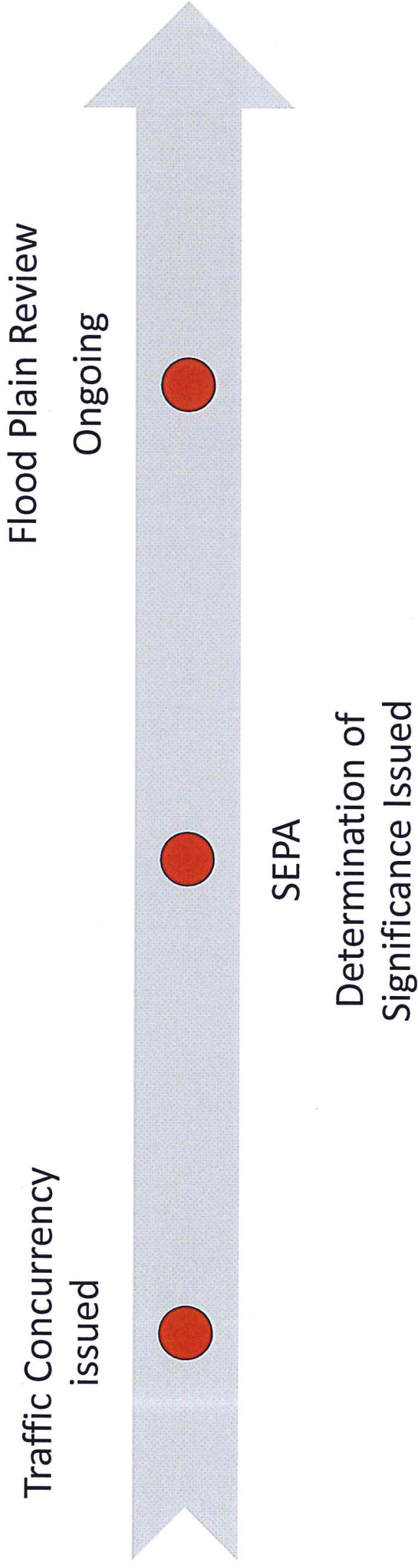
Planned Residential Development (PRD) SVMC 19.50

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

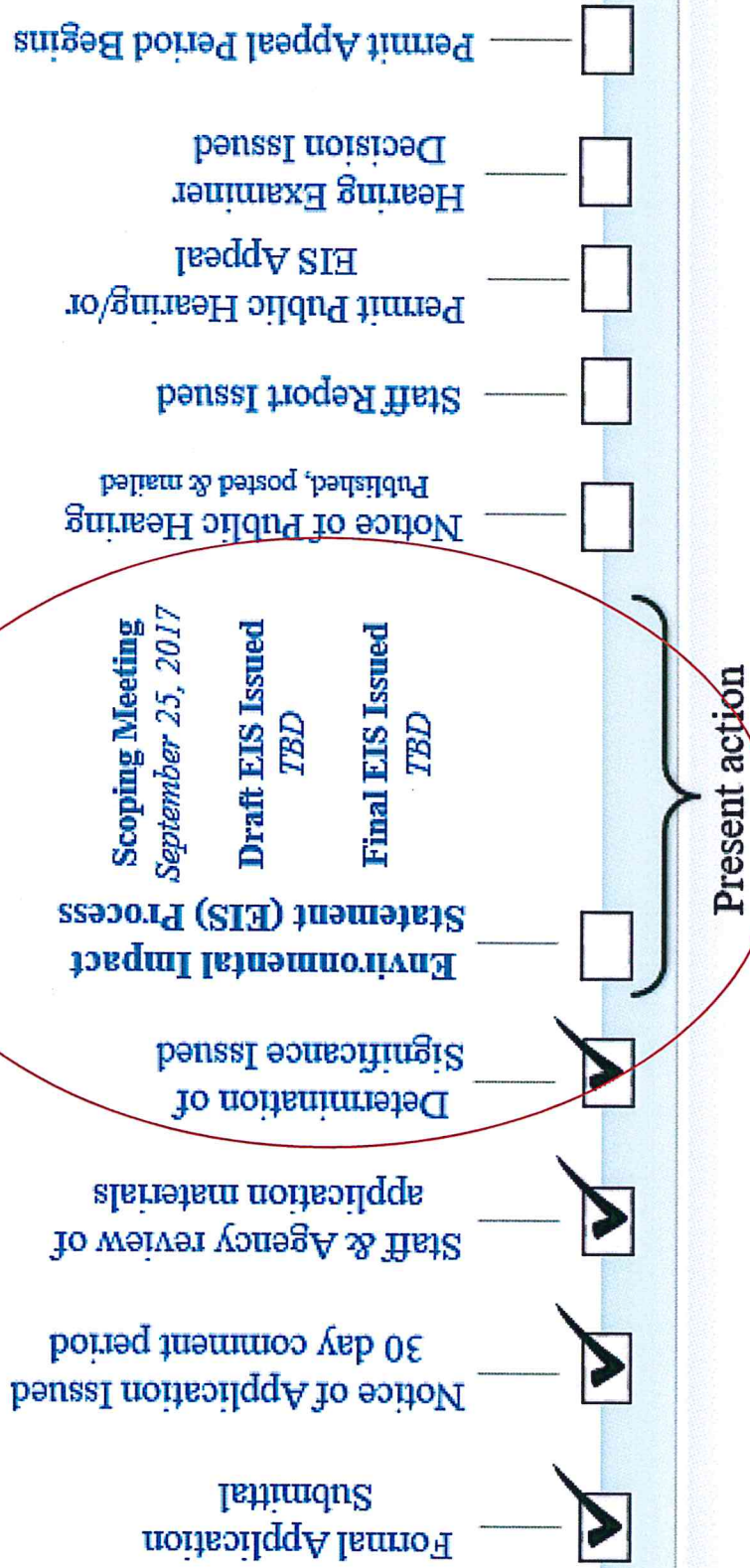
Project Status Update

Application Review Benchmarks 2015 - present



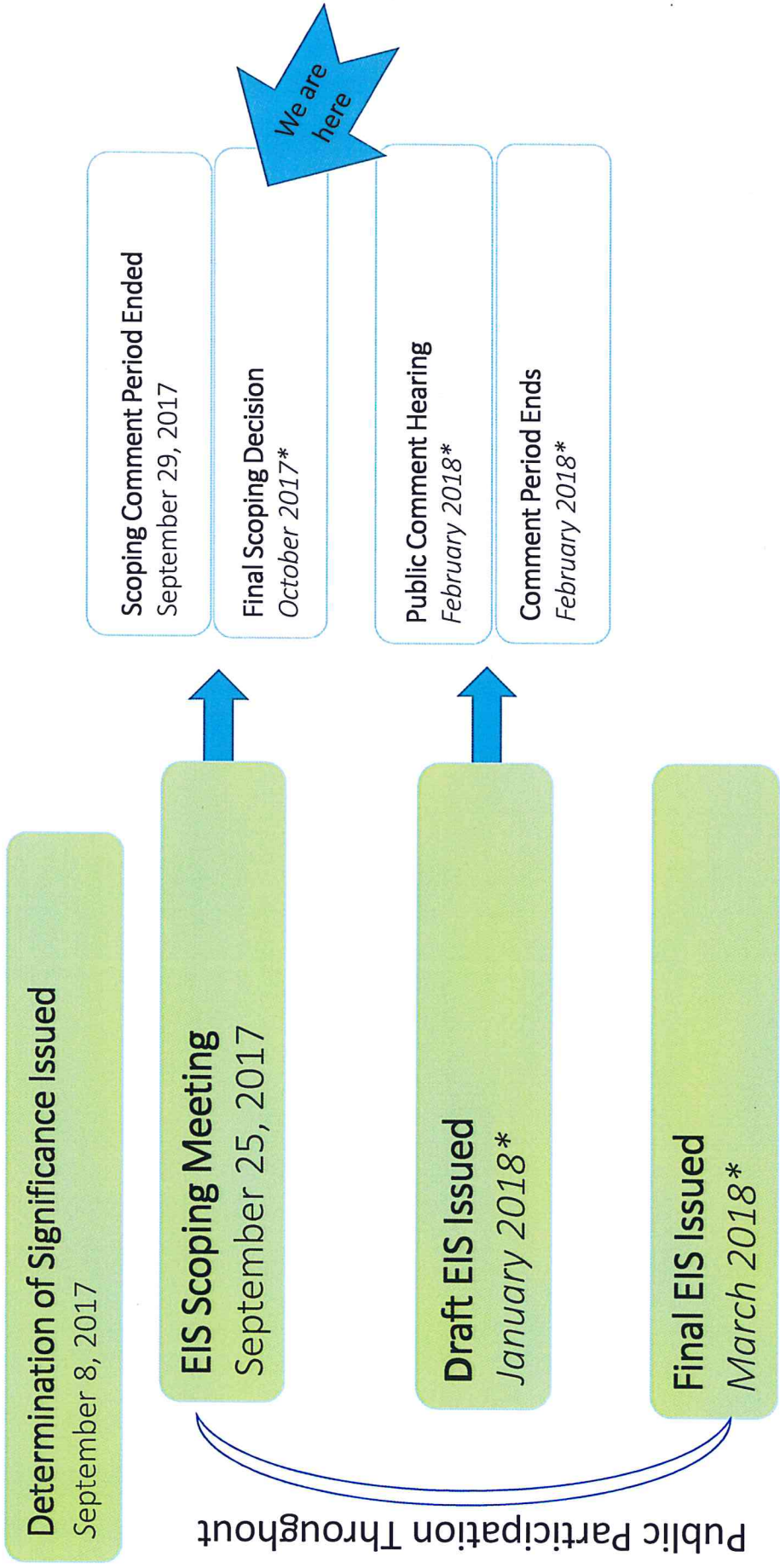


Painted Hills PRD Review Process At A Glance



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