

September 14, 2017

Comments: Painted Hills Planned Residential Development  
Sub-2015-0001/PRD-2015-0001  
From: Clyde and Caryl Haase  
12202 E. Thorpe Rd Spokane Valley, WA 99206

Please make sure this is entered into the records.

For the record, we are out of the country for this meeting, so we are sending our concerns for the development plans on the north side of Thorpe Rd and the negative impact that could have on our property values.

Please know we are not opposing the project merely the impact to our site as follows:

1. The lack of water control on the south side of Thorpe Rd. causing flooding. This is an item that must be dealt with through joint planning of the City of Spokane Valley and Spokane County with the flood plan. Over many years major flooding has taken place over Thorpe Rd.
2. Major concerns if Thorpe Rd is raised causing damming of water this will cause damage to our property.
3. Another major concern is the ongoing maintenance program that will have to happen and funding to maintain this watershed now for today and the future.
4. Traffic issues need to be addressed for the control of traffic flow to and from the site.
5. I had the opportunity to serve on the growth management committee. We were called upon to see the future growth and infrastructure needed to serve development. What I recall was discussions about traffic on 32<sup>nd</sup> and pines was needed to provide a safe flow to HWY 27 where a four lane highway existed. That is why 32<sup>nd</sup> from Pines Rd. to HWY 27 have a wide shoulder also. Now may be the time to consider 40<sup>th</sup> ave layout from Pines/Madison going west to Bowdish Rd. This would also help in traffic flow from this area.

We ask that the above items be looked at and considered in making the final decisions to this project.