

From: [GB Simon](#)
To: [Lori Barlow](#)
Subject: Scope of Issues to address on EIS for Painted Hills Residential Development
Date: Thursday, November 15, 2018 9:28:32 PM

Dear Ms. Barlow,

I had a few additional thoughts:

There should be a written maintenance and operations plan for the proposed development's flood control submitted for approval. But which qualified entity is responsible for approving it? And with whom does the legal liability lie should the flood mitigation plan fail? Is the approving authority ready to take on the liability?

Prior to the hearing, we really should be getting input from FEMA. With such an incredible amount of land fill and regrading, it's conceivable that FEMA could revise the area flood map resulting in an impact to other properties, newly designating them as being prone to flooding. That could be a major problem, a litigious one. I don't think this line of thought is a stretch as the engineering report even states that the mitigation is designed for above freezing temperatures (like we've never had problems with ponding in the greater Spokane area when the ground has been frozen).

Soil has the natural ability to filter many pollutants that are on the surface through percolation of the water down through the many layers of soil (Currently spread out over roughly 90 acres). What will be the impact to the aquifer when we are in a recharge area and would be using drywells instead, in effect bypassing much of nature's filtration? Will we be degrading the quality of the Spokane aquifer?

I'm sure part of city planning is to help foster harmonious relationships within our communities, or certainly not to create contentious ones. The last draft of PHRD has a large pond with I believe 18 manholes for the drywells, surrounded by an 8' fence, right in front of the Greens at Midilome. That design is not neighbor friendly, and frankly would be an eyesore. Are there not any limitations on what kind of structures/facilities can be placed adjacent to existing homes? Would that facility be considered appropriate strictly on its engineering merit, without regard to its appearance to existing neighborhoods? It seems that if the developer had some allegiance to the community, he could be more creative and thoughtful when designing flood control. I'm counting on the City of Spokane Valley to evaluate the negative impact of such things in their review of the proposed development.

If an adequate argument is made that the Valley needs to provide more housing, and Painted Hills is the place, then let's evaluate what that should look like (assuming that this crazy fill plan has any merit). As development continues to creep further to the outskirts of the valley I would hope that the City of Spokane Valley would rather embrace a development that better blends with the surrounding area, specifically larger lots and more open space, resulting in a less densely populated area, and not impacting traffic and the rural life your current residents enjoy to such a great extent. Would it be as lucrative for the developer? No. But I would ask that the City look at the community's welfare and safety as a priority over the potential tax base and the developer's balance sheet. Does the City have a comprehensive plan that defines our ultimate goals or destiny, or are we left to the

whims of entrepreneurs and developers? I ,among many others, chose to live in the valley for the quality of life. Unfortunately, we already have some extremely densely populated areas in the valley with the countless number of apartments that have sprung up all over. I understand there is another huge complex proposed off of 32nd and Pines. We need to sit back and really plan on what we want our community to look like. Whatever is decided will define us for the long term. The developer did not go into this endeavor unaware of the challenges or was guaranteed a return on investment. I would like to see this property left in its natural state, as I see the risks to all homeowners (new dwellings and existing ones) not worth the liability, nor can I embrace the loss of the natural habitat. But if somehow the City is willing to take on the risks involved with this development despite all the opposition, the Painted Hills Residential Development must be reconfigured to something that approximates country living, not zero lot lines and small residential lots with more rooftops and pavement than anything else.

Thank you.

Sincerely,

George Simon
3952 S Eagle Lane
Spokane Valley, Wa 99206