



Thu 11/15/2018 11:47 PM

Lance Verity <lsvertandcompany@gmail.com>

Scoping comments on Painted Hills Sub-2015-0001, PRD-2015-0001

To: Lori Barlow

Message  Painted Hills Planned Development Sub-215-001_PRD.docx (424 KB)

[Bing Maps](#)

[Action Items](#)

Lori,

Please review my attached comments on the development of the Painted Hills PRD and enter them into record on said project.

Thank you,

Lance Verity
4222 South Hollow Str
Spokane Valley
lsvertandcompany@gmail.com

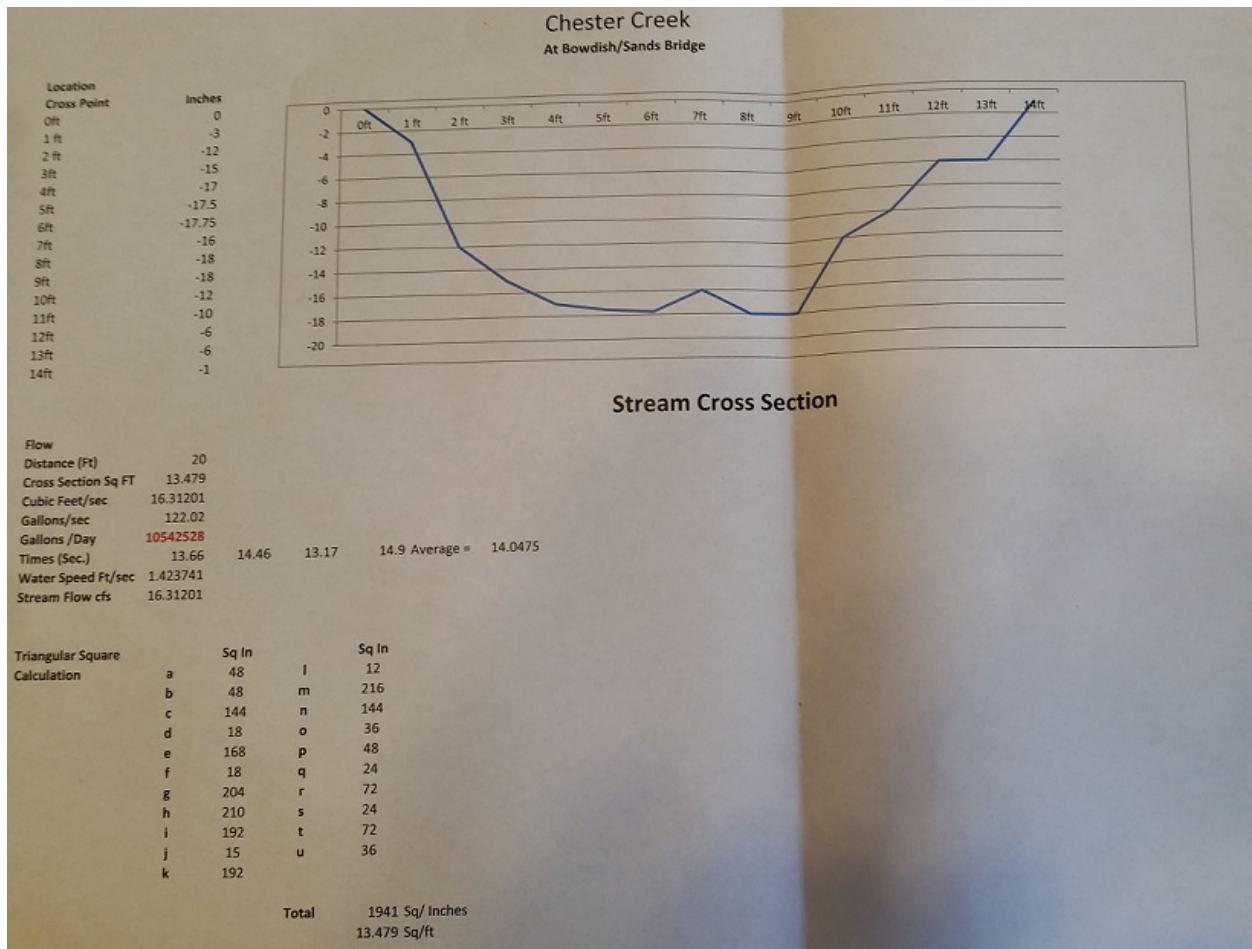


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Painted Hills Planned Development Sub-215-001/PRD-2015-0001

Stream Flow Measurement

A stream flow measurement was done on 3-25-18 for Chester Creek, a seasonal body of water flowing Northward from the upper part of Chester Creek watershed to the retaining ponds along Dishman Mica Road. At that point the collected water is held until infiltration into the Spokane Aquifer. Until this point of collection the stream has other temporary holding areas in route. Three of these areas are: 1. Within the proposed Painted Hills Planned Development. 2. Just South of the development across Thorpe Road. 3. South and West of Dishman Mica Road and either side of Schafer Road. The flow measurements were done at a location that is part of the connection between two southern areas of the watershed wetland recharge and the most northern two areas. Referring to the attached sheet, the flow at that time was calculated at a little over 16 cfs. This flow is important in relation to its location between the upper and lower parts of the Chester Creek Watershed. Any flow measurement leading into the watershed drainage area will most certainly be greater than the 16 cfs measured at the Bowdish/Sands Bridge. Any engineer designed aquifer recharge area must account for a specific runoff flows and be accountable to RCW 90.46.010(18).



An updated water study is needed of the Chester Watershed in order to understand what is feasible for controlling flood waters through-out the entire length of the drainage area. Proposing to change one area of drainage wetlands will have long lasting effects everywhere along the watershed. Water flow measurements should be done at a water levels as high as possible for recording.



Up Stream flow above Painted Hills project during flooding



Incoming stream flow into Painted Hills project area during flooding



Incoming stream flow into retention ponds below Painted Hills project area during flooding

Movement of 330,000 cubic yards of materials

1. Soil compaction within the proposed cut and fill construction area.
2. Severe damage to existing paved roads. 21,400 dump truck loads.
3. Danger in school traffic zones and nearby streets for up to 15 years.

Liability

Rain on snow weather patterns with frozen ground are the greatest concern for flooding in this area. Their occurrences can vary from year to year. A 100 year flood can present itself more often as weather patterns are changing. When flooding of this degree does happen and damage is incurred neither a HOA nor the City of Spokane Valley will accept responsibility for inadequate design or building by the development group.

Proposed Solution

Have the development reduced in size and built on the land that is already above the flood plain with proper buffer distances (zones) from the flood plain and wetlands. The City of Spokane Valley should purchase the remainder of the land and retain it as a natural site to maintain its function as a wetland for flood retention.