

November 16, 2018

Lori Barlow
Spokane Valley Community and Public Works
City of Spokane Valley
10210 East Sprague Ave.
Spokane Valley, WA 99206
RE: File# Painted Hills SUB-2015-0001/PRD-2015-0001

Dear Ms. Barlow,

My Family and I are against proposed Painted Hills Development (PRD) by David Black/NAI Black (Whipple Engineering) and their new plan to raise the base elevation of the floodplain in order to get this project to proceed.

This new plan is worse than the first one. Neither plan resolves the "water" issue as well as the many other issues that condemn this project.

What about;

Flooding, Fire, School overcrowding, Traffic, Human Environment and Safety, Thousands of Dump Truck Loads, Aquifer?

Who will be held responsible for any catastrophic damage?

Who will be held liable and financially responsible for the failure of this mitigation?

The City of Spokane Valley?

The Phillips vs King County Case is a tragic case that could have been prevented. Systems fail and we should all keep that in mind.

Flooding has always been present in this area. The FEMA flood plain covers a large area on that property. Most of the properties on Madison Road share the same flood plain with the property. Most years there is a significant amount of water on the golf course and surrounding properties. Thorpe Road has been closed due to water over roadway. I would hope that any mitigation to the flood plain would be subject to approval from the property owners who share the flood plain with the golf course.

What does the city plan to do about these issues?

There are many people who live here and enjoy the open space that the golf course has offered. The area has a character that attracts people. People who don't need more development and urban growth. Possibly they need a community "open space". Something they can walk to. Something that brings them together and provides outdoor activities. Not more development to an area that cannot afford to lose its way of giving back to us. As you go through the review process on this proposal I hope that you would deny it just based on these critical issues. Please support the uniqueness of the property and allow it to remain open space so that the people who live here will not suffer the consequences.

This proposed project is detrimental and is not compatible with public health, safety and welfare. It will have a negative effect on the Flood Plain. The golf course was a suitable use of the property.

Thank you for reviewing this project with great detail!

Sincerely,
Candace Gropp
4219 S. Madison Road
Spokane, WA 99206