

After reviewing the Conditional Use Permit (CUE -26-85) many points stand out as to why all 15 agencies agreed to the only use for the 75 acres is a golf course. Here are some of the points:

NOV 16 2018

SPOKANE VALLEY
COMMUNITY DEVELOPMENT

- The County Engineer's Office granted a development permit under the Flood Plain Management Program and under the National Insurance Program.
- The Permit will be issued with the condition that there will be no adverse on-site and off-site impacts due to any excavation and rearranging of the landscape.
- Fill can only be used from within the site.
- It was estimated by the applicant that 150,000 cubic yards (revised down to 30,000 cubic yards) of soil material will be rearranged to accomplish the golf course design.
- The Club House and driving range will be built on the same site as the existing farm house.
- The 100 year Flood Plan for Chester (Poluff) Creek is included on most of the site.
- The challenge will be to see to it that any alteration of the terrain on the site does not adversely affect up-stream or down-stream properties contained in the flood plain area.
- The site use has been designated as a Critical Materials Use Activity under the Aquifer Sensitive Area Overlay Zone and there shall be requirements to construct a proper place for the storage and handling of critical Materials.
- The conditional use permit is granted in perpetuity.
- The golf course will be located within a designated Flood Hazard Zone.

- Documents on file state the 75 acres is a flood plain, flood way, as well as wet lands.
- The soil is clay/silt loam.
- Paved driveways are prohibited in the 100- year flood zone.
- No more than 5% of the 100 year flood zone area shall be covered by impervious surfaces or fill.

Information in the United States Bankruptcy Court Case (Case No 12-036113-PCW11) concerning Painted Hills

- Two thirds of the site is within the flood zone (61.03 acres)
- One third of the site is outside of the flood zone(30.51 acres)
- Total unusable area is 61.03 acres
- The golf course is a flood plain bowl and if the course is filled with dirt, then the course becomes an upside bowl and the water will go off the golf course property into the neighborhood flood plain. There is 61 acres of flood zone on the golf course property and twice that many acres outside of the golf course property.

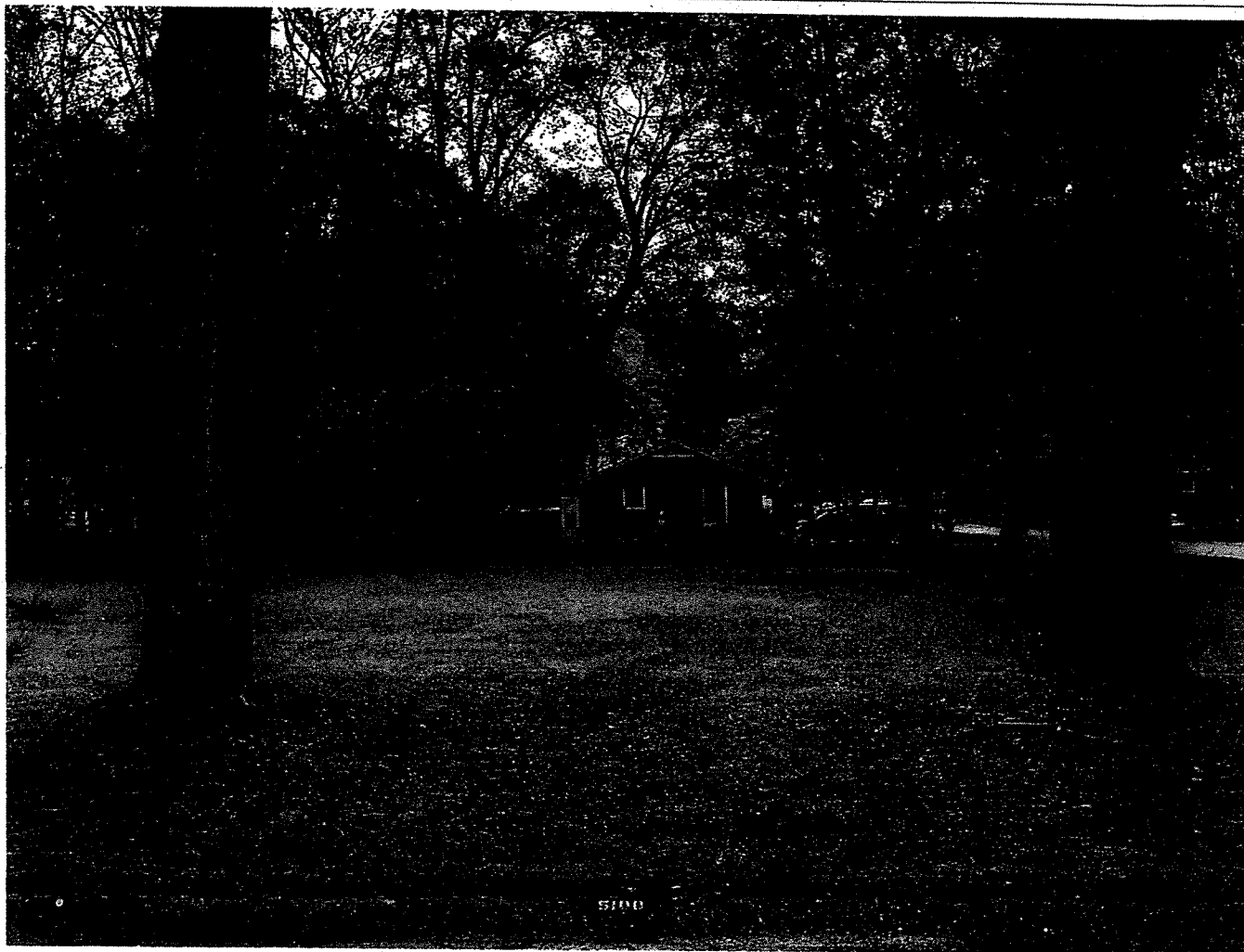
Also, included are six articles concerning building in a flood plain.

- Charlotte NC; the County has bought and then torn down 400 vulnerable homes at the cost of 68 million dollars.
- Ellicott City MD; after a pair of 1-in-1,000- year floods, town seeks safeguards.
- Houston TX; Federal Flood Insurance has fallen off course.
- New Orleans; flood raises questions about pump system.
- Spokane County WA; County purchases Saltese Flats.
- Spokane Valley WA; flooding still plagues valley neighborhood.
- The Country has problems building in flood plains and flood zones so the Spokane Valley and Wipple Engineering should not get involved with the problems, citizen concerns and law suits before the build as well as law suits after the failures of the build.

Thank you for your time concerning this matter. Should you have questions please give me a call.

Charlotte Empties Its Flood Plain

● Florence's record rains highlight an innovative buyout program that removed the risk to hundreds of flood-prone homes



When the remnants of Hurricane Florence settled over Charlotte during the weekend of Sept. 15, drenching the flood-prone city with a near-record amount of rain, Justin Parmenter felt one thing above all else: relief. A seventh-grade English teacher with two young children, Parmenter used to be one of the thousands of people living along Charlotte's many creeks, which regularly top their banks. His house, six miles and a world away from the gleaming, hill-top towers downtown, stood on a low patch of land next to Briar Creek, whose waters constantly reached his property, ruining his appliances and eventually wrecking two of his cars.

"I can recall walking through knee-deep flood-water, carrying my infant daughter in my arms,

because we didn't know how much higher the water was going to get," Parmenter says of one morning in 2010 when he had to rush out of the house. But he and his family were stuck: As the years went by and the flooding got worse, nobody would buy their home, at least not for the \$80,000 Parmenter still owed on his mortgage.

Then, something happened that would be impossible in most U.S. cities: Local officials agreed to buy the house, no questions asked, for a fair market value of about \$100,000—then tear it down and prohibit anyone from building there again. Now he and his family live in a two-story on a hill; their biggest worry during Florence was that a branch might fall in their yard. "I've always been so grateful to

▲ The site of one of the 400 flood-prone homes Charlotte has torn down

● Since 1999 the county has bought and torn down 400 vulnerable homes at a cost of

\$68m

Services Committee probed him on his concern about racial inequities. It's a common test for every chair, and Powell gave mostly by-the-book answers. Representative Al Green, a Texas Democrat, asked him when black unemployment was last around 3.5 percent to 4 percent. "I don't think it ever has been," Powell said. "It hasn't been since slavery," Green shot back. "That's the last time there was full employment for black people."

After the hearing, Powell reached out to many of those same members, including California's Maxine Waters, the committee's most senior Democrat. Five of his first 10 meetings with Democrats were with black House committee members. "I appreciate him for extending the hand of friendship," Green says. "I think that gets us off to a better start."

Powell is determined to demystify the Fed. Case in point: He opened his second press conference in June by noting that monetary policy decisions affect every American. He then delivered what he called a "plain English" summation of how the economy was doing and what the Fed was up to. And he's doubling his number of scheduled press conferences next year to eight.

Powell has kept his cool in the face of the heat from Trump. Those who know him say he's not easily flustered. The chairman knows there's a limit to what the president can do. Trump could try to pack the Fed board with policymakers sympathetic to his concerns, as Ronald Reagan did in an unsuccessful challenge to then-Chairman Paul Volcker's authority. But so far, Trump's Fed nominees have been mainstream, including recently confirmed vice chairman and monetary expert Richard Clarida, who will cast his first vote on rates in September.

Powell undoubtedly knows that the tradition of presidents not commenting publicly on Fed policy is of recent vintage, instituted at the behest of Robert Rubin when he was Treasury secretary under Bill Clinton. Powell was a member of the preceding administration—serving the senior Bush—which had overtly and covertly sought to pressure Greenspan to keep interest rates low in the runup to the 1992 election. (There's no evidence that the future chairman was himself involved in the effort.) Six years later, Bush told interviewer David Frost that he blamed Greenspan for his loss to Clinton. "I reappointed him, and he disappointed me," Bush said.

For all that, there's no doubting the power of the presidential pulpit. In what could be seen as an effort to steer clear of providing Trump with another target, Powell has tried to avoid commenting on the president's controversial trade and economic policies, repeatedly saying the country's central bankers should "stay in our lane."

Powell is also building relationships with members of the Trump administration. As has been the custom of past Fed chairs, he regularly meets with Treasury Secretary Steven Mnuchin to discuss all things economic. Those sessions look to be paying off. Mnuchin, who played a key role in persuading Trump to nominate Powell, told CNBC on Aug. 28 that the Fed chairman was "phenomenal." Perhaps owing to Mnuchin's influence, Trump said two days later that he didn't regret appointing Powell to the top job at the Fed. "I put a man in there who I like and respect," Trump said in an interview with Bloomberg News.

Still, Powell can't afford to take anything for granted—or expect more shielding from Mnuchin. Trump's barbs came as the economy continued to barrel ahead, on course to rack up its fastest growth since 2005. What most likely bugged the president was the impact of the Fed's rate increases in the currency markets, pushing up the value of the dollar and making U.S. exports less competitive at a time when Trump is waging trade battles. The danger down the line is that Trump's fusillade will intensify if growth tails off—something many economists predict will happen in the 2020 presidential election year as the benefits of the tax cuts fade and the bite from Powell's rate hikes deepens.

Given that future threat, Trump's comments have already planted seeds that may grow to undermine the Fed's stature and its ability to execute aggressive policies in the next recession. "Any victory that Powell and the staff will achieve against an angry, tweeting president will be Pyrrhic," says Conti-Brown of Wharton. "The question isn't how do you win that battle. It's how you minimize losses."

The Fed's authority to carry out interest rate policy free from political interference is a fragile thing. Its independence is not enshrined in statute, as it is at many other central banks. (The Fed and its 12 regional branches owe their existence to Congress, which created the system in 1913.) There's always a risk that lawmakers will chip away at the bank's independence, especially if they're looking for someone to blame for a weak economy—something likely not lost on Powell.

In the end, faced with an erratic Tweeter-in-Chief who's quick to disparage anyone he disagrees with, Powell knows he has no choice but to follow the advice of a former mentor to "control the controllable." —*Rich Miller and Craig Torres, with Elizabeth Dexheimer, Erik Wasson, and Sarah Foster*

THE BOTTOM LINE Ahead of an expected Sept. 26 rate hike, Fed Chairman Jay Powell is strengthening his relationships with Congress, insulating the bank against threats from the president.

"The Fed is in a critical point in its political history"

them," Parmenter says, sitting in his new home. "I was desperate to get out of that house."

As Florence pummeled this city of 850,000, Charlotte had one thing in its favor: It sits in Mecklenburg County, one of the few places in the U.S. that's begun emptying out its flood plain, pulling people and homes from the most vulnerable neighborhoods. Storm-prone cities from New York to Houston are rushing to build along the water despite the growing risk of flooding, but Charlotte is headed in the other direction. Climate experts call it a blueprint for the country.

"As flood risks continue to worsen throughout the U.S. because of climate change, you're going to see a real need for really novel approaches," says Joel Scata, a lawyer with the Natural Resources Defense Council who focuses on the threats associated with water and climate change. "The Charlotte-Mecklenburg approach is a great example of that."

What Charlotte is doing, a strategy known as managed retreat, is among the most effective responses to climate change. Unlike building levees or seawalls, which can either fail outright or prove inadequate, tearing down homes is foolproof: A house that no longer exists is a house that can never flood again.

Even so, the practice is controversial. Local officials often fear that emptying out threatened areas will cost too much or shrink their tax base. Only a handful of cities have buyout programs; most rely on federal money after disasters, which can sometimes be used to purchase homes that have been damaged. Those programs struggle with inadequate or unpredictable funding and may take years to complete, by which time many people who might qualify have already repaired their home and moved back in.

Charlotte's approach is better, Scata says, because it recognizes that having homes continually flood guarantees residents will suffer—and the best way to help people leave those areas is to offer them money right after a flood or, better still, before it happens. "For certain areas that repeatedly flood, that tax base is just going to continue to go down over time, because those properties will be worth less and less," Scata says. His research shows that the average time it takes the federal government to buy a flood-damaged house is five years.

Yet federal disaster policy discourages cities and states from following Charlotte's lead, according to Larry Larson, senior policy adviser at the Association of State Floodplain Managers. Allowing development by the water doesn't just mean more tax revenue in the short term; it also increases the financial toll of natural disasters, which in turn increases the odds of federal assistance. "Those

that do nothing are more apt to get federal dollars," Larson says. "That's a perverse incentive."

To short-circuit the build-flood-repeat cycle, the Charlotte-Mecklenburg Storm Water Services utility adds a \$1.25 fee to each customer's monthly water bill. That generates enough for the city to spend about \$3 million a year to buy and demolish as many as two dozen homes. It also funds a "quick-buy" program, offering money for a home right after a flood.

The local buyout program has become a point of civic pride. Hugh McColl, former chairman and chief executive officer of Charlotte-based Bank of America, cites the program as evidence that the city has done a good job preparing for events like Florence. "We've done quite a bit of work in buying up properties," he says.

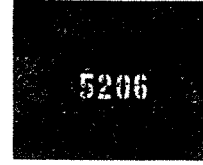
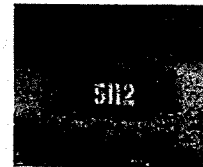
Timothy Trautman, who oversees the buyouts as manager for the engineering and mitigation program at Charlotte-Mecklenburg Storm Water Services, says the program reduces demands on emergency responders rescuing people during floods and saves money on sheltering victims.

Since 1999, Charlotte has spent \$68 million to buy and demolish 400 buildings, Trautman says. He says there are an additional 500 to 1,000 in the flood plain that the county would eventually like to buy. The county doesn't require that a home floods a certain number of times before it's eligible to be torn down. "We bought some properties where we're not sure if they've ever flooded," Trautman says. "But the flood plain maps, the data, tell us that there's a significant risk there. We trust that information." Indeed, no homes in the floodplain have been lost to Florence, which Trautman attributes to the program's success.

On Florence's second day in Charlotte, Parmenter tours the land his home used to stand on. The lawn is beneath a growing sheet of water. Parmenter's former neighbor, Leslie Connell, calls out to him: Doesn't he know not to park so close to the creek? "That's going to flood," she warns him.

Connell and her husband Tom live in one of the few homes left in the area. When the county offered to buy them out, they threw the forms away. Moving and finding something else they can afford would be hard. Asked if she worries about flooding, Leslie pauses. "It's a fear," she says. "Starting over is a bigger fear." One other reason for staying: Where else could they find all this empty space? "I like it down here with nobody around," Tom says. Beyond the edge of his yard, the creek keeps on rising. —*Christopher Flavelle*

THE BOTTOM LINE Since 1999, Charlotte has spent \$68 million buying and tearing down 400 homes in flood-prone areas, reducing the damage from storms like Hurricane Florence.



▲ Addresses that no longer have houses in Parmenter's old neighborhood

After pair of 1-in-1,000-year floods, town seeks safeguards

By David McFadden
and Courtney Columbus
ASSOCIATED PRESS

ELLICOTT CITY, Md. — The deadly flash flood that devastated a Maryland town's historic center in July 2016 was dubbed a 1-in-1,000-year event. Yet less than two years later, another treacherous flood again ravaged the town, gutting shops and killing a visitor.

Exasperated locals, just starting the strenuous task of picking up the pieces from Sunday's disaster, are calling for authorities to energetically focus on finding some kind of stormwater solution for Ellicott City's downtown district, situated in a ravine some 13 miles west of Baltimore.

"Who would have thought this was going to happen in two years? But it happened again. And maybe we're never going to see Old Ellicott City again," said resident Sahli Samri, standing outside a community center doubling as a shelter.

Flooding is hardly new for historic Ellicott City, a one-time home to mill workers that transformed into a tourist hub known for its restaurants, antique shops and nightlife. There was a devastating flood in 1868 that killed at least 43 people. Locals who can remember still talk about the one that deluged the town in 1972.

But the recent destructive floods are different, many locals



This image made from video provided by DroneBase shows damage by floodwaters near the intersection of Ellicott Mills Drive and Main Street on Monday in Ellicott City, Maryland.

ASSOCIATED PRESS

say. They note that the old town's vulnerabilities have increased as more housing developments have been built in hills above, removing critical protections against flooding and increasing the amount of impervious surfaces.

"The unbridled development is a scandal," said Steve McKenna, who lives within walking distance of the freshly ravaged Main Street. "It's one thing when water gradually rises when it rains. It's another when a million gallons of runoff

comes racing down the hill."

During the most torrential rains, the Tiber and Hudson tributaries of the Patapsco River roar together, bursting over culverts twisting through the heart of downtown, fueled by stormwater runoff. Even some people living in the townhouse complexes at the top of the hill know there's something

wrong. "These hills just feed the downtown with water. By design, it's a mess. It seems like there's no-

where else for the water to go," said Guan Yang, an electrical engineer who moved to a relatively new townhouse development above Ellicott City's downtown two years ago.

After 2016's flash flood, Howard County Executive Allan Kittleman said he tapped the county's planning department to draft a master plan to prevent future disasters.

This week, officials told reporters that only 30 percent of a flood mitigation project started after the

2016 disaster had been finished.

Kittleman told the Associated Press that officials had been working on two stormwater retention ponds and there were plans to put in piping to divert water flow.

"Unfortunately, it takes time to have those larger projects get done. And so we were in the process of working on those, but no one could even think that something like this could happen in such a short time," he said.

Some locals are understanding, saying there's only so much that actually could be done 22 months between extreme weather events.

"Of course, we would all like to have seen some infrastructure in place. However, we also understand there's a process and he (Kittleman) was doing the best he can," resident Randolph Hoense told reporters during an organized media tour of Main Street.

Judah Cohen, a climatologist who is seasonal forecasting chief at Atmospheric Environmental Research in Lexington, Massachusetts, said what happened Sunday in Ellicott City appears consistent with climate change expectations. "Extreme heavy precipitation events are increasing in the Northeast U.S.," he said by phone.

Cohen indicated rainfall rates explained as a 1-in-100 year event or a 1-in-1000 year event using historical data can be quite misleading as the impacts of climate change skew the distribution.

back story

Federal flood insurance pushed to brink by storms

Costly series of hurricanes raises questions about program's future



RESIDENTIAL NEIGHBORHOODS in Houston sit in floodwaters on Aug. 29 after being drenched by Harvey, one of five major hurricanes in recent weeks. (Photographs by Marcus Yam Los Angeles Times)

Image 1 of 2

NEXT IMAGE 

By Lauren Rosenblatt

WASHINGTON — An unprecedented wave of destructive hurricanes has brought the long-struggling federal flood insurance program to the brink.

Now Congress faces tough questions about whether to again bail out the nearly 50-year-old program and how to implement reforms to make it more sustainable, secure and cost-effective.

With five major hurricanes in recent weeks, insured damage has racked up estimated costs of \$16 billion, adding to the \$23 billion the program already owed to the Treasury Department for exceeding its borrowing limit.

The House authorized \$16 billion in debt forgiveness Thursday as part of a disaster relief package, and the Senate is expected to follow suit. But the program will reach the end of its financial resources by the end of the month.

Even with debt relief and a short-term extension of the program, many say the flood program will not be self-sustainable without major reforms.

“I don’t think anyone would say the program is working well right now,” said Joel Scata, attorney with the Natural Resources Defense Council, an environmental advocacy group. “It needs to be reformed in a way that not only helps people recover from [a] flood but helps them get out of harm’s way.”

In 1968, Congress developed the program as a way to help homeowners in flood-prone areas that had been largely abandoned by the insurance industry because of the high risk. For private industry, a single hurricane as large as Irma, Harvey or Maria would be enough to wipe out a company.

Bob Hunter, who ran the flood program from 1974 to 1979, said it was originally designed only to protect existing structures that were left without coverage. The goal was to educate communities about safe building practices by identifying areas that were prone to flooding, he said.

“The stick was that communities would have to enact tough land-use and control housing,” said Hunter, who is now the director of insurance at the Consumer Federation of America.

Since then, the program has fallen off course, according to flood experts, insurance commissioners and lawmakers. The program fails to adequately update maps, making it harder to accurately determine flood risk in an area, and allows people to maintain artificially low premiums based on out-of-date risk predictions. The low premiums, experts suggest, could be encouraging people to rebuild in unsafe areas.

At the same time, lawmakers are struggling over how to keep premiums low enough to be affordable and maintain participation in the program while not putting too much of the cost on taxpayers.

“The program is totally failing, both in terms of getting safer building in the country and in terms of moving toward a self-sustaining insurance program,” Hunter said.

When Hurricane Katrina hit New Orleans in 2005, the program was not equipped to handle the quantity of claims and it was plunged into debt. In 2006 the Government Accountability Office put the National Flood Insurance Program on its “high-risk list,” meaning it predicted the program would not be able to repay the Treasury for money borrowed.

In 2012, Congress attempted to make the program more fiscally sustainable. The Biggert-Waters Act would have raised premiums to more accurately reflect flood risk and stop the “grandfathering” of subsidies, which allowed residents to keep policies with low premiums based on older risk estimates for their property.

Tropical Storm Sandy hit New Jersey a few months later, and lawmakers abandoned those reforms as people complained of not being able to afford the new rates.

People “stormed Capitol Hill and said, ‘You can’t do that, I can’t afford that,’ ” said Burl Daniel, an insurance expert witness. If the program tried to remap areas and increase rates again, Daniel predicted “you’re going to have another march on Capitol Hill.”

Congress is working to agree on new reforms before the program is up for reauthorization in December.

A rise in premiums could take the pressure off the federal government and taxpayers, advocates say, but opponents worry it will push people away from the program, leaving residents even more vulnerable to flood damage.

In a separate plea, some lawmakers are hoping to reduce the area that the flood program will insure to prevent the rebuilding of properties on unsafe, high-risk lands. The Natural Resources Defense Council, an environmental advocacy organization, found nearly 10% of damage from flooding comes from properties that have been damaged more than once, amounting to about \$5.5 billion to repair so-called repetitive loss properties.

Office of Management and Budget Director Mick Mulvaney suggested in an Oct. 4 letter that the flood program should not be able to sell insurance for properties on areas labeled as severe flood risk that are built after 2021.

Still others say the best solution is for the federal government to team up with the private insurance market to spread the risk between both parties. If private insurers have a stake in the losses, advocates say, they will want to raise premiums and

consequently encourage communities to stop building on — and homeowners to stop buying — properties on high-risk land.

Critics worry that private insurers will “cherry pick” only the least at-risk properties to protect themselves, leaving the government to foot the bill for the most expensive risks.

But without a private market, taxpayers become the full insurer and “take the brunt of the hit,” said North Dakota Commissioner of Insurance Jon Godfread. “These [hurricanes] are massive hits going to” the flood program, he said. “I don’t think they can do it on their own at this point.”

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COMPLETE LACK OF ZONING RULES LEFT HOUSTON MORE VULNERABLE TO DISASTROUS URBAN FLOODING

By Nicholas Deshais
THE SPOKESMAN-REVIEW

Submerged semi-trucks and highway on-ramps descending into deep water. Roof lines of homes flush with an unwelcome, churning brown river.

The images from the nation's fourth-largest city are shocking and, like the floodwaters, won't abate anytime soon. Catastrophic rains continue to pummel Houston as its 6.6 million residents scramble for safety from a storm

that has yet to reach its peak with water that is expected to keep rising from rain that is still coming.

The National Weather Service called the storm "unprecedented" and "beyond anything experienced." Houston's near complete lack of zoning rules has made an uncommonly disastrous weather event even worse.

The famously "un-zoned" city has allowed developers to pave

See ZONING, 5

9/29-17

An overhead view of the flooding in Houston, from Buffalo Bayou on Memorial Drive and Allen Parkway, as heavy rains continue falling from Tropical Storm Harvey, on Monday.

ZONING

Continued from 1

over natural areas that provide resilience to floods, and build homes in the way of cataclysm. According to a 2016 analysis by ProPublica and the Texas Tribune, 166,000 acres of coastal prairies have been destroyed by development since 2001.

Instead of being absorbed in the region's bayous, which are sponges of rainwater that provide natural protection against floods in an area with a long history of Gulf storms, the floodwater takes to the streets and makes deadly aqueducts of the region's highways and roads, as the harrowing pictures coming from Texas attest.

The situation is made more deadly by allowing more than 7,000 residential buildings to be constructed since 2010 in areas designated as flood zones by the Federal Emergency Management Agency.

While troubling, the lack of regulations in Houston has been lauded by some, who argue it allows developers to quickly fill housing and development needs in one of the fastest growing regions in the country, and create density in a city that is attractive for immigrants and refugees from around the world.

As seen by supporters of Houston's absence of zoning, the potential for experimentation in city-building comes from the lack of mandate to separate residential, commercial and industrial development, like all other major American cities do. Houston doesn't segregate housing types, letting single-family homes, apartments and townhouses be built side by side. It doesn't regulate density, allowing high-rises in any part of town.

Critics of the Houston model have long argued that it allows high rises and oil refineries to be built within neighborhoods of single-family homes. In the after-

math of Hurricane Harvey, critics can easily point to a lack of disaster readiness created by such free-wheeling development, which allowed unchecked construction in flood-plain areas.

Don't expect things to get better. Even with the knowledge that storms are predicted to become more frequent and more severe, President Donald Trump signed an executive order two weeks ago rolling back regulations designed to make areas such as Houston better protected against floods. The 2015 rule, an executive order by President Barack Obama, established a federal infrastructure standard to reduce the risk of flooding damage. Trump said he was "streamlining" the approval process by revoking it.

Given its history of floods, Houston could be better served by requiring development to address flood risk. Not counting the storm still pounding Houston, in the past two years, 16,000 build-

ings have been flooded, and \$1 billion in damage was caused by the so-called "Tax Day" and "Memorial Day" floods. In 2001, Tropical Storm Allison killed almost two dozen people and caused \$5 billion in damage in Harris County, which includes Houston.

Despite such recent history, the state is spending billions of dollars to construct the Grand Parkway, a third beltway loop around metro Houston that will pave over large portions of the Katy Prairie, a crucial part of the Western Gulf coastal grasslands.

As Kriston Capps argued on CityLab, Houston after Harvey would've been the first test of the Obama rule. No so anymore. The city's great build-out will continue, as will the storms and the flooding.

Without rules governing land use or federal regulations for flood preparedness, the scenes coming from Houston this week will become sadly familiar in coming years, Capps said.

New Orleans floods raise questions about pump system

Associated Press

NEW ORLEANS - Heavy weekend rainfall in New Orleans overwhelmed the municipal pump stations, leaving parts of the community flooded, and some officials say they're not satisfied with the city's response.

"Are our city pumps working as they should?" Councilman Jason Williams said, according to local news reports. "If we can't handle a bad storm, then what will we do when there's a hurricane?"

Williams said the council will meet Tuesday to seek answers.

Some neighborhoods saw between 8 and 10 inches of rain over a few hours Saturday. City officials said that was too much for the Sewerage & Water Board's 24 pump stations to cope with even though all were operating.

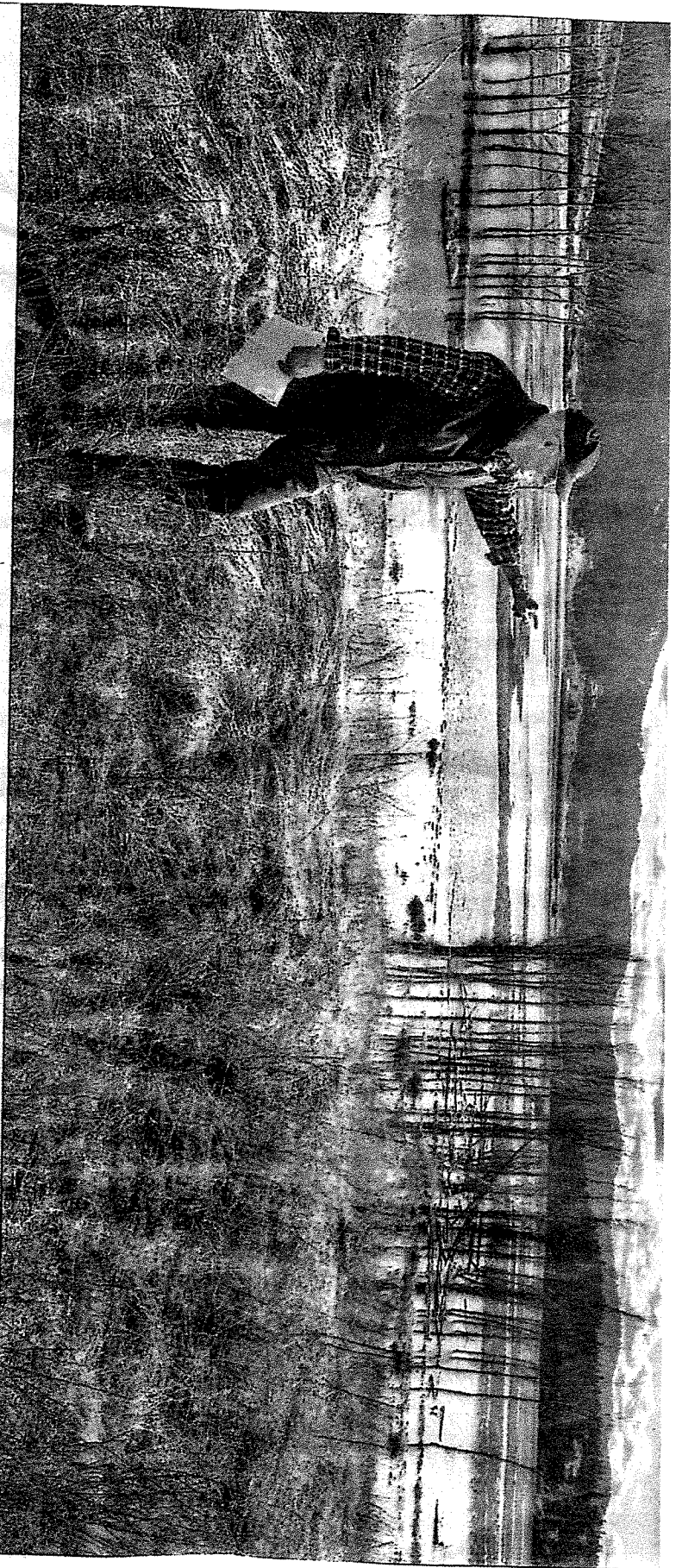
Some cars got stuck, with water covering their wheels, and people slogged through water that was knee deep and even hip deep in some places. There were also reports of businesses and homes getting water damage.

Council members questioned whether the city's pumping stations were working correctly.

The Sewerage and Water Board has maintained that they are.

"There is no drainage system in the world that can handle that immediately," the board's Executive Director Cedric Grant said, according to WWL. "I continue to tell the people what this system can do. It's pretty amazing in that it can do one inch of rain in the first hour and a half an inch of rain every hour after that. We are dealing with 8 to 10 inches of rain in three hours. It is not going to be able to pump that in an hour."

9-7-17



DAN PELLE/THE SPOKESMAN-REVIEW

Bud Morrison points to where Spokane County plans to restore the Salltese Flats wetlands into a public area, including a lake, trails, interpretive center and bird habitat. The project will be built in conjunction with Central Valley School District's new high school, which will incorporate educational activities with the wetlands.

WETLANDS REVIVAL

Landowner, school, county work to restore Salltese Flats

By Amy Edelen
THE SPOKESMAN-REVIEW

Restoration of the Salltese Flats natural wetland system has been in Spokane County's plans for close to a decade. But now, a partnership with the Central Valley School District will help bring the project to fruition for educational opportunities and recreational use.

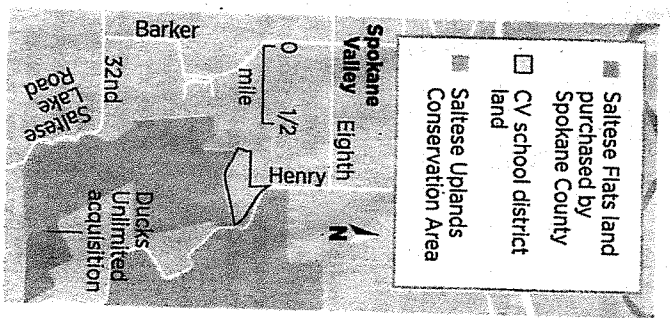
The wetland restoration project - to be east of a new high school that voters approved in the Central Valley School

District near 16th Avenue and Henry Road - will include multuse trails, a bird habitat, viewing areas and an interpretive center with an auditorium, classrooms and meeting space.

Bud Morrison, who resides and operates a cattle ranch in the Salltese Flats, sold more than 300 acres to Spokane County in 2010 for the restoration project with an agreement to build an interpretive center to honor of his mother, Doris, a former school teacher. Morrison said the interpretive center

was to be located on a 3-acre site west of the wetlands. However, through discussions with Spokane County and the school district - which purchased 50 acres of land adjacent to the wetlands in 1980 for a potential school - it was decided to include the interpretive center with the new high school design plans.

The Doris Morrison Interpretive Center will include an exhibit area to provide views of the Salltese Flats and showcase



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WETLANDS

Continued from 1

history of the Morrison family, who homesteaded the land in the 1890s.

Spokane County will pay the Central Valley School District \$900,000 toward construction of the interpretive center and 25 percent of annual maintenance costs.

"As the school moved (the interpretive center) over there, it was a win-win for everybody," Morrison said. "The school is going to make it so nice."

Morrison said the wetland restoration project, in conjunction with Central Valley's new high school, will be a world-class project spanning more than 1,200 acres. The new high school is expected to be completed in 2021.

"I've been a firm believer in the project from the beginning, and the school has brought it all together," he said.

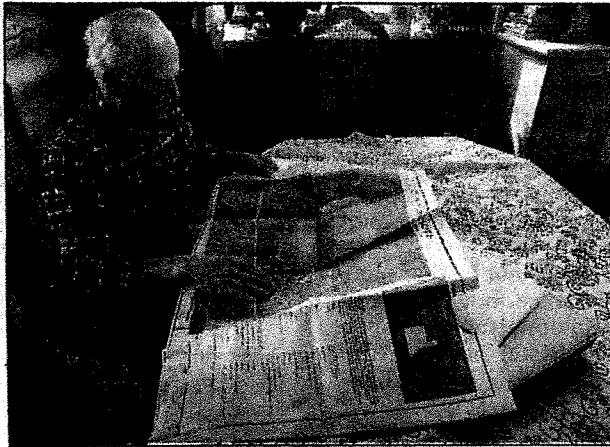
School district Superintendent Ben Small said it's an opportunity for the district to collaborate with the county to do something great for the entire region.

Small said district staff members are excited about the wetlands restoration project because it will provide students with opportunities to learn outside of the classroom and could also be used by community groups and other area high schools.

The project will include trails connecting the new high school with the wetlands and the Saltese Uplands Conservation Area.

The 1,200 acres of land where Saltese Flats sits is steeped in history. It was purchased by Bud Morrison's grandfather, Peter, who drained Saltese Lake in 1894 and used the rich soil from the lake bed to grow hay.

Peter Morrison and



DAN PELLE/THE SPOKESMAN-REVIEW

Bud Morrison views plans for housing around his farmland near Barker Road and 32nd Avenue. Spokane County is planning to restore the Saltese Flats wetlands into a public area that will include a lake, trails, interpretive learning center and bird habitat. The project will be built in conjunction with the new Central Valley School District high school that will incorporate educational activities with the wetlands.

crews of hired laborers spent years digging canals to drain the lake. The main drainage canal, Saltese Creek, still exists and flows into Shelley Lake.

After Peter Morrison drained the lake, squatters moved in and attempted to claim about 100 acres of land, stating it could be claimed under U.S. homestead law because it wasn't surveyed as real estate. Peter Morrison fought the squatters for 12 years and eventually prevailed after the case was heard twice before the U.S. Supreme Court.

During the Great Depression, the land went into receivership. Bud Morrison's father and siblings subsequently secured funds to buy the property back.

The first phase of the restoration project is to recreate the wetland using natural water runoff from Mica Peak.

The final design will call for construction of a water control berm used for the trail, bridges to cross streams, interpretive signs, a bypass ditch to maintain existing water control fea-

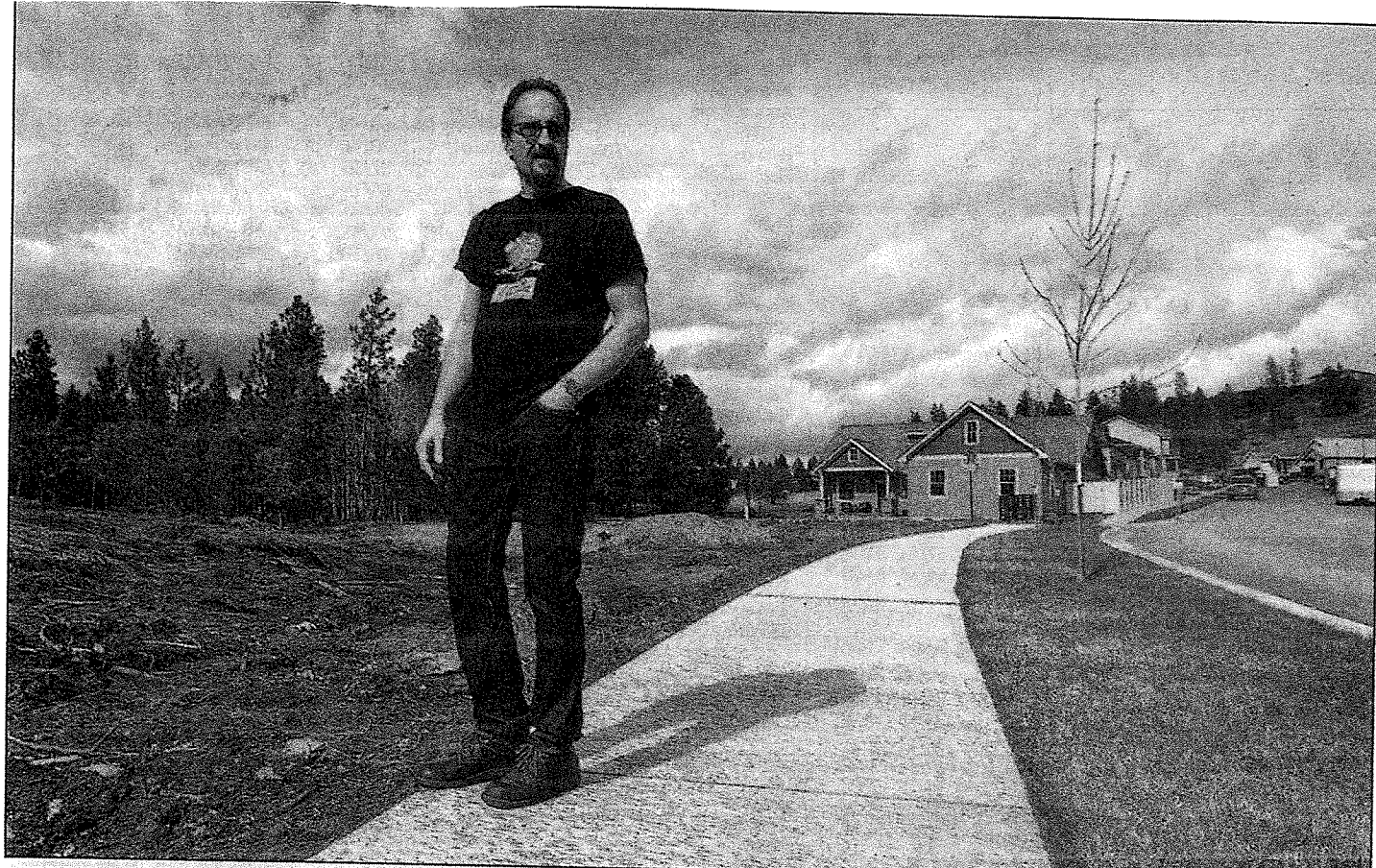
tures and grading to provide additional wetland areas and reconnect streams, said Ben Brattebo, water engineer for Spokane County.

Spokane County was interested in purchasing the land and restoring the wetlands to use as an alternate site to which to pump reclaimed wastewater from the Spokane County Regional Water Reclamation Facility. That option will not be included in the project at this time but could be considered at a later date, Brattebo said.

The county previously encountered roadblocks on the project because the 100-year flood plain topographic map was incorrect, so it is working with FEMA to update the flood maps to ensure the wetland restoration project wouldn't worsen natural flooding that's expected once per century.

"It's been a slow process trying to do restoration for a number of years," Brattebo said.

Spokane County will begin construction on the wetland project this summer, with completion expected in late 2019.



KATHY PLONKA/THE SPOKESMAN-REVIEW

Spokane Valley resident Ben Smith stands near the Timberlane Terrace development situated on a hill above his home on Thursday. He says the existing properties downhill from the development have been experiencing problems such as flooding and lost value.

FLOODING STILL PLAGUES VALLEY NEIGHBORHOOD

Drainage issue remains a mystery downhill from new housing project

By Chad Sokol

THE SPOKESMAN-REVIEW

It's been weeks since the snow finished melting, but a few streets in a Spokane Valley neighborhood are still flooding.

And no one is sure why.

Greenish water has been gushing across South Timberlane Drive and nearby streets, creating a nuisance for residents. The gutters are now babbling brooks, making it hard for some residents to reach their mailboxes. One man dug a small trench along a sidewalk to stop mud from washing into the

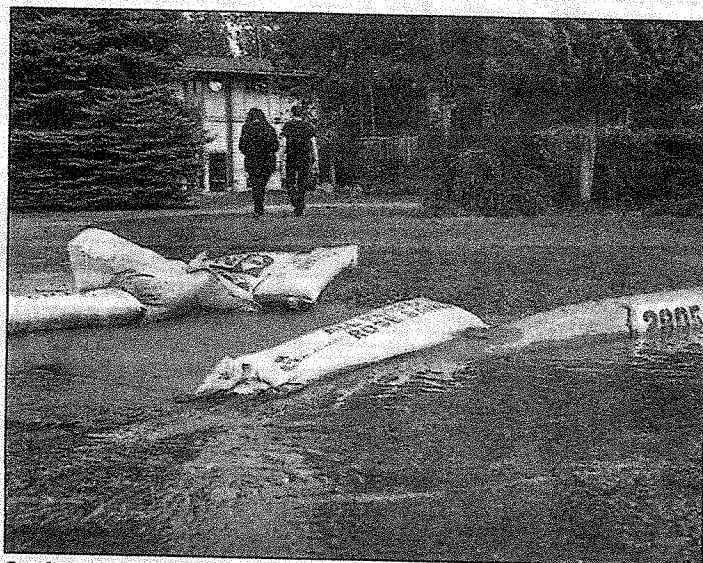
street.

The flooding started when crews began working on the underground stormwater system to accommodate a new housing project called Timberlane Terrace.

"The whole thing is going backwards," said Ben Smith, who lives right next to the development. "The water is coming out of the drains instead of going into them."

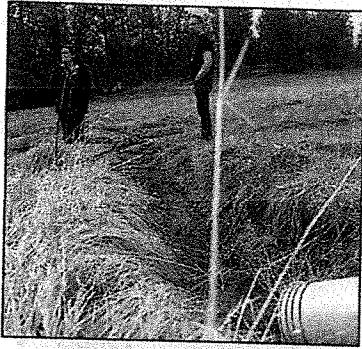
Smith said he doesn't mind the construction, but he's frustrated that no one has been able

See FLOODING, 7



Spokane Valley residents LaWayna and Ben Smith walk toward their home Thursday.

4-24-17



KATHY PLONKA/THE SPOKESMAN-REVIEW

Spokane Valley residents LaWayna and Ben Smith stand Thursday near the Timberlane Terrace development on a hill above their home.

FLOODING

Continued from 1

to fix the problem. He said it hasn't flooded so badly in the 14 years he's lived there.

"It's been running so long that we've got flora growing in it," LaWayna Smith, his wife, said while pointing to threads of algae in a gutter across from their house. "I'm not sure when the frogs and fish will move in."

The Timberlane Terrace homes are being built in a hilly area between East Saltese Road and East 24th Avenue. They will extend an existing neighborhood along Sullivan Road.

The developer behind the project, Jesse Fox, declined to discuss the situation at length but acknowledged that something went wrong.

"We're working with the county and the city and the neighbors to try to get this fixed," Fox said. "We wish we could find a solution, but we haven't yet."

Matt Zarecor, a Spokane County stormwater engineer, said the Timberlane Terrace project was properly vetted and met all county regulations. He said engineers surveyed the land underneath the development, but a challenge could have been overlooked.

"We have them go, say, 20 feet down. It's possible that 24 feet down there's a clay layer that stops the water from going down," Zarecor said. Or some part of the stormwater system became clogged with mud, he said.

Crews can't thoroughly inspect the flooding until the rain stops and the water subsides over the next few weeks, he said. Until then, the cause of the flooding remains a mystery.

"The bottom line is we need to get this fixed," Zarecor said. "We can't have a creek flowing down a street."

Bill Fuller lives a couple of blocks away from the development on Timberlane Drive and still sees a significant amount of water.

"It's been a pain in the butt," he said. "They keep saying it's just been a bad winter, but it's never, ever done this."

In some areas, the creeks formed by the flooding are several feet wide. Children have been leaping over them and some elderly residents can't get their mail, Fuller said.

"They've got to drive to get the mail, or I've got to go get it for them," he said.

CONTACT THE WRITER:

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John Clarizio

Subject: Painted Hills 11-30-15

Hello Lori,

Thank you for taking the time to talk with me concerning Painted Hills Golf Course and the perpetuity clause. After reviewing the Conditional Use Permit (CUE-26-85) many points stand out as to why all 15 agencies agreed to the only use for the 75 acres (three parcels) as a golf course. Listed below are a few points as to why the agencies came to this conclusion and as to why they added the perpetuity clause to the permit.

- The Zoning Adjuster approves the conditional use permit for a golf course.
- The County Engineer's Office granted a development permit under the Flood Plain Management Program and under the National Insurance Program.
- If Substantial land alteration in the site occurs the use permit becomes null and void.
- Public hearing was held concerning the site and the surrounding area.
- The permit will be issued with there being no adverse on-site and off-site impacts due to any excavation and rearranging of the landscape.
- It was estimated by the applicant that 150,000 cubic yards (revised down to 30,000 cubic yards) of soil materials will be rearranged to accomplish the golf course design.
- The proposal was originally for an 18 hole "short" par course and revised to a 9 hole "regular" course.
- The club house and driving range will be built on the same site as the existing farmstead.
- The traffic will enter and exit from Thorpe road, relieving the congestion from Dishman-Mica Road.
- The site contains the primary course of Chester (Plouff) Creek which historically has a broad flood plan including much of the site.
- The 100 year Flood Plan for Chester (Plouff) Creek is judged to include most of the site.
- The site is characterized by the Chester (Plouff) Creek Flooding area and which has prevented or complicated development proposals for many years. Other than the alternative of the land remaining as farmland, the golf course use is an acceptable land use for the flood plain. The challenge will be to see to it that any alteration of the terrain on the site does not adversely affect up-stream or down-stream properties contained in the flood plain area.
- The site use has been designated as a Critical Materials Use Activity under the Aquifer Sensitive Area Overlay Zone and there shall be requirements to construct a proper place for the storage and handling of critical materials.
- The Proposal will provide an excellent use of the flood plain land if it can be done so in such a manner that the off-site impacts do not aggravate the existing flood plain situation.
- The conditional use permit is granted in perpetuity, but may be reviewed periodically for compliance with conditions of approval.
- The proposed golf course will be located within a designated Flood Hazard Zone.
- The issuance of a Flood Plain Development Permit is contingent upon the applicant receiving the approval of the County Engineer and completing a hydrologic study.
- Other documents on file state the 75 acres is a flood plain, flood way and is wet lands. Also, the soil is clay/silty loam.
- Paved driveways are prohibited in the 100-year flood zone.
- No more than 5% of the 100-year flood zone area shall be covered by impervious surfaces or fill.

The perpetuity clause was written in by the County after reviewing all 15 Agencies statements, reviews and reports. The county did a great job protecting the flood plain, flood way, wetlands and the neighborhood. I would like to discuss in detail. Please contact me at your convenience. Thank you for your time concerning this matter.

Hello John,

Thank you for returning my phone call last Friday. During the phone conversation we talked about perpetuity concerning painted Hills Golf Course. Listed below and attached are a few points to review.

- The Conditional use permit for a golf course says the conditional use permit is granted in perpetuity.
- The Plouff Creek, which historically has a broad flood plan.
- The critical materials use activity under the provisions of the aquifer sensitive area overlay zone of the zoning ordinance.
- The golf course is in a designated flood hazard zone.
- The golf course is compatible with the public, health, safety and welfare.
- Apartment buildings permit (Dean Grafos) also states perpetuity.
- The notice of trustee's sale refers to file at the City of Spokane Valley. (The Bank should have had open discloser).
- The Chester Creek flood zone.
- SEPA plans.

Once again thank you for your time concerning this matter. If it works for you we can discuss in detail.

John Clarizio 509-847-9039