

Date: Friday, November 16, 2018

From: George and Barbara Bonuccelli
To: Lori Barlow, City of Spokane Valley
Subject: Black Realty - Painted Hills Development

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SPOKANE VALLEY
COMMUNITY DEVELOPMENT

Dear Ms. Barlow:

We are writing to express our concerns and opposition to the residential development of the Painted Hills project proposed by Black Realty. The proposed development is located on the site of the former Painted Hills Golf Course.

Last year the area experienced significant flooding that required Thorp Road to be closed, and enforcement of load limits, a nearly yearly event. A number of years ago the Spokane County developed a plan to relieve the flooding on Chester Creek, or the Thorp Rd area. However, even with the new flow plan and construction completed, at tax payer expense, the Painted Hill area still floods. Our concern, in light of the above, is that this proposed project will be approved with no real accountability by the developer nor enforcement by the City of Spokane Valley. If the proposed flood plain does not work and homes and apartments are built, who will be liable; the developer, City of Spokane Valley, realtors selling the properties or the home owners? Will the City require sellers to provide prospective home owners & renters with the flood plain history and information? Purchasers have a right to be informed concerning possible hazards that may impact their property. Once this project begins, there will be no turning back. It is clear that no one associated with the project is sure that this flood plain mitigation plan will even work.

It should be noted that the reason the golf course was built on the property was due to the fact it is on a flood plain and not suitable for home and apartment construction. What changed? In addition, the golf course went out of business due to the cost of water mitigation incurred by the owner to meet City requirements on Thorp and other sections of the golf course.

If the City should consider proceeding with the developers plan for water mitigation, PLEASE do not do so without a long term substantial financial guarantee for protecting the purchasers/renters of structures and possible lawsuits brought against the citizens of the City of Spokane Valley from future liability by third parties.

We have lived in Painted Hills the past 33 years, thus we are concerned that this project is flawed and has the potential to reduce property values and the rural quality of life. Will the City require the developer to widen Thorp, Madison and Dishman-Mica to deal with increased traffic? Will a light be installed at Dishman-Mica and Thorp along with a turn lane, will sidewalks

be installed on Madison and Thorp Roads. What precautions will be taken during construction to protect students walking to and from Chester Elementary, Horizon Middle and University High Schools?

We understand the process this new plan requesting comments on the scope of the Environmental Impact Statement (EIS) dated October 26, with public comment requested by Friday, November 16 to your office provides an opportunity for citizen input. However, I had hoped that the City of Spokane Valley would have developed a direct mail flyer to community members in the Ponderosa, Painted Hills and Midalome subdivisions. This simple task would have helped clarify the scope of the project from a legal and quality of life perspective to the community. These groups will be impacted the most by this project.

It should be noted that comments made concerning the SEPA Environmental Impact Statement Scoping Status Summary November 9, 2017 are still relative. The new EIS cut and fill plan estimates a minimum of 328,000 cubic yards of dirt to be trucked onto the site or approximately 17,000 dump truck loads at 20 yards per load. Developers are asking to construct 580 housing units which will increase traffic congestion, school occupancy and crime.

One MUST question the impact this would have during construction on existing roads, notwithstanding dust, traffic on a two lane road, noise, public safety, pedestrians, school foot and car traffic adjacent to the property and impeding emergency vehicles.

Thanks very much for your time and consideration.

Sincerely,

Barbara Bonuccelli

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