

**From:** [Chad Solberg](#)  
**To:** [Lori Barlow](#)  
**Subject:** Proposed Painted Hills Development  
**Date:** Tuesday, November 20, 2018 10:27:24 AM

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11/20/18

Re: Proposed Painted Hills Development

I feel it is time to add yet another voice to the ever growing chorus of opposition to this proposed development. The city of Spokane Valley has the chance to stop this horribly misguided development and be the champion of reason. I have yet to speak to anyone that feels a large housing development is a good idea on this particular track of land. As a resident of Painted Hills from 1985 to 1996, I saw this area flood nearly every year - to this day I am shocked there is a development on the south side of Thorpe (good luck residents!). Now as a resident of Pine Rock Ridge (yes, I recognize this was once a new development as well) for the last decade, I have seen this former golf course and Thorpe road again flood nearly every year. Just because someone CAN change the environment (330,000 cubic yards of dirt!!!) to fit their needs does not mean they SHOULD.

Development for the sake of development is not always a good idea, either. The "build it and they will come" mentality is not always sound policy. I have watched many new developments in the Valley and Spokane County languish for months and prices slashed due to the now glut of available property in the Spokane area. Homebuilder confidence has plummeted to the lowest level in two years as demand has stalled, and prices and mortgage rates have increased. But by all means, let's throw up 580 new homes, that could take years to fill! I fear the city just sees dollar signs rather than what the best use of this property could be. I understand the developer has poured plenty of his money into this enterprise (knowing full well it may never happen!), but this development - as it currently stands - is clearly not in the best interests of the city. Increased traffic on Dishman Mica (I can just see multiple accidents as people pull out of this neighborhood onto a high speed street), capacity issues in the local schools, and an increased strain on public services. Is this really progress?

Allowing this development to continue is folly. The city missed their initial chance at purchasing this property, but perhaps a compromise or perhaps even another purchase offer can still be on the table. Spokane Valley lacks parks, and proximity to Browns Park would not be an issue. Can you imagine a crown jewel park of south Spokane Valley? Walking trails, bike paths, etc? I can. Perhaps even a city owned course. Liberty Lake has done wonders with their city owned Trailhead golf course! What a stamp to make on your city! I guess the final question is whether the city has the backbone to stand up for the common good for its citizens and not cave to the almighty dollar.

I fear my comments and opinions may be all for naught, but I cannot sit idly by and watch the city of Spokane Valley possibly make a most egregious mistake on its future and the future of its citizens. I thank you for taking the time to read this.

Sincerely,

Chad R. Solberg  
3723 S. Pine Rock Ln.

Spokane Valley, WA 99206