



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

PRE-APPLICATION MEETING WORKSHEET

File No. PRE-LU-2014-0029

Meeting Date & Time: December 4, 2014 @ 10:00 am

This pre-application meeting and \$250.00 fee paid is valid for one (1) year from the date of the meeting. If proposal changes or expires, you must apply for a new meeting with application and associated fee.

Project is being reviewed for conceptual design only. Further review and approvals will be required for all commercial development.

Proposal: Mixed use development to include single family, cottage, multifamily housing, park & open space, commercial & mixed use/retail.

Applicant: Whipple Consulting Engineers, Inc.

Parcel Number(s): 45336.9191, 45334.0106, 45334.0108, 45334.0109, 45334.0110, 45334.0113, 45334.0114, 45334.9135, & 44041.9144

Site Address: 4403 S. Dishman Mica Rd

Existing Size: 99.5 acres Existing # of Lots: 9

Existing Use of Property: Abandoned golf course and associated improvements

General Information:

Existing Zoning: Single-family Residential District (R-3)

Existing Comprehensive Plan Designation: Low Density Residential (LDR)

Fire District: SVFD #1 Water District: Spokane County Water District #3

School District: Central Valley #356

Other: _____

Joint Planning Area? No Yes

Critical Areas:

Environmental or Cultural Resources? No Yes None known

Designated Shoreline Area? No Yes

Wetlands? No Yes (Which Type?) _____

Fish and Wildlife Habitat? No Yes (Priority Habitat Species?) Elk

Permanent/Seasonal Streams? No Yes (Which Type?) Fish Habitat (F)

Geologically Hazardous Areas? No Yes Alluvium

Affected by Floodplain? No Yes AE zone

Other:

Priority Sewer Service Area (PSSA)? No Yes

Aquifer Sensitive Area (ASA)? No Yes

Public Transit Benefit Area (PTBA)? No Yes

Within Airport Overlay Zone? No Yes

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SPOKANE VALLEY
COMMUNITY DEVELOPMENT

All requirements are based on the applicant's submitted proposal. Comments may change if the proposal changes.

General Information

1. A Planned Residential Development is a Type 3 application which requires a public hearing before the hearing examiner consistent with the provisions of Chapter 17.80 SVMC.
2. Commercial uses allowed in the Neighborhood Commercial zone are an allowed use in a PRD provided that they are secondary to the residential uses.
3. All proposed commercial uses are subject to commercial permit review procedures including pre-application meetings and all applicable building permits.

Development Standards (19.50.050 SVMC)

1. Setbacks, lot size, height limits and other dimensional requirements do not apply in a PRD except that the underlying zone shall serve as the criterion to calculate the number of allowed dwelling units. *Note: The hearing examiner may authorize a dwelling unit density not more than 20% greater than that allowed in the underlying zone.* The development meets the density requirements as currently proposed.
2. Building coverage and development of the site shall not exceed the percentage permitted by the underlying zone; in this case, 50% of the total development area.
3. Setbacks from the exterior boundary line of the PRD area shall be comparable to or compatible with those of the existing development of adjacent properties.
4. All streets shall be designed and constructed to public street standards.
5. Off-street parking shall be provided in accordance with Chapter 22.50 SVMC
6. Commercial Uses
 - a. The gross floor area of the commercial use shall not exceed the product of 50 square feet multiplied by the number of dwelling units within the development or 28,900 square feet based on the current proposal of 578 residential units.
 - b. Building permits for additional commercial uses beyond what is currently present on the site will not be issued until at least 35% of the residences in the PRD are completed.
 - c. Commercial uses within the PRD shall be of a size and type to serve primarily the residents of the development and shall be internally located to fulfill this function. *The location of the proposed commercial uses do not meet this requirement as currently proposed however, the Hearing Examiner makes the final decision on all PRD applications.*

Open Space Standards (19.50.060 SVMC)

1. Location. The areas proposed for open spaces shall be entirely within the PRD and within reasonable walking distance to all units in the PRD. *The proposal does not appear to meet this requirement as drawn but could be achieved by creating pedestrian connections or reducing block sizes.*
2. A minimum of 30% of the required common open space area shall be suitable for active recreation.
3. Land required for open space shall not include:
 - a. Accessory buildings, climate-controlled improvements, and areas reserved for the exclusive use and benefit of an individual tenant or owner.

- b. Dedicated streets, alleys or public right-of-way, required landscaped areas, areas required for yard depth or building setback or separation;
 - c. Vehicular driveways, private streets, parking areas, loading or storage areas; or
 - d. Floodplain (100 year), floodprone areas, drainage easements, natural drainage areas or creeks unless maintained as an amenity and specifically approved as being suitable for open space.
4. The City may choose to accept dedication, maintenance and operation responsibilities when the common open space area to be dedicated is in the public interest. The dedication shall be identified on the PRD plan and the City's parks department will provide development standards prior to construction of open space.

Studies Required:

1. Wetland Delineation
2. Geo-Hazard Evaluation and Mitigation Plan

Requirements:

1. The subdivision shall be prepared under the supervision of a professional land surveyor licensed in the State of Washington pursuant to SVMC 20.20.080.
2. All criteria established in SVMC 20.20.090 shall be met and or completed prior to final subdivision application.
3. SVMC 20.30 and 20.40 provide all requirements for application submittal of a preliminary and final subdivision.

Fees: Development Fees (Planning and Development Engineering Division):

1. Planned Unit Development Plan w/pre-app = \$1575.00 + \$26.00 per lot (\$250 deducted for the Pre-App) and \$160.00 (Fire)
2. Recording fee

Prepared By: Christina Janssen
CHRISTINA JANSSEN, PLANNER

Date: November 28, 2014



SPOKANE VALLEY FIRE DEPARTMENT

Est. 1940

Bryan Collins, Fire Chief
2120 N. Wilbur
Spokane Valley, WA 99206
Phone (509) 928-1700
FAX (509) 892-4125
www.spokanevalleyfire.com

November 24, 2014

City of Spokane Valley
11707 E. Sprague Ave. Suite 106
Spokane Valley, WA 99206

RE: PRE-LU-2014-0029
4403 S. Dishman Mica Road

The Spokane Valley Fire Department has the following preliminary comments:

1. Road names require approval and shall coincide with established road names in the surrounding road grid.
2. Address to be determined.
3. New hydrants will be required.
4. A water plan showing location of required hydrants and sizes of water mains will be required.
5. Fire apparatus access road/driveway and turnaround shall be posted as "No Parking – Fire Lane."
 - a. Access 20 to 26ft posted both sides
 - b. Access 26 to 32ft posted one side
6. Secondary Access [IFC D106]: Multi-family projects with more than 100 dwelling units shall be provided with a second approved access. The access shall be open for daily use and be located at an approved distance from the primary access.
7. Secondary Access [IFC D107]: One- & Two-family projects with more than 30 dwelling units shall be provided with a second approved access. The access shall be open for daily use and be located at an approved distance from the primary access and be separated by half the diagonal length of the area served. Based on site plan provided:
 - a. The Cottages and the Estates will require secondary access, based on approximate lot count.
 - b. The Single Family development appears to have adequate access.
 - c. The Multi-Family appears to have adequate access.

If there are any questions please do not hesitate to call.

Sincerely,

Traci Harvey
Fire Protection Engineer
Spokane Valley Fire Department



Memorandum

To: Christina Janssen, Planner

From: Patrick Barclay, Development Engineering Technician

Date: December 2, 2014

Re: PRE-LU-2014-0029 Painted Hills PRD Pre-Application Comments

Prior to final plat or issuance of any building permit, the following items shall be addressed. These requirements are preliminary and based on the details provided at the time of the Pre-Application meeting. They do not constitute final requirements. Additional comments may accompany our review of future submittals that provide more information about the proposed design. Some of these comments may result in revisions to the design and/or site configuration.

Design

1. A Professional Engineer, licensed in the State of Washington, shall prepare required engineering documents (including civil/street plans, drainage plans, drainage calculations, traffic studies, shared access driveway plans, etc.) Plans shall conform to the *2009 City of Spokane Valley Street Standards* (or as amended), the *2008 Spokane Regional Stormwater Manual* (or as amended), the *City of Spokane Valley Municipal Code* and all other federal, state and local regulations, as applicable.
2. Review of civil plans and supporting documents cannot proceed until an application for a Land Disturbance permit has been received. All documents (plans, reports, etc) must be submitted through the Building Department Permit Center located at 11703 E Sprague Avenue, Suite B-3.
3. A concept drainage report is required. Report to be submitted and accepted prior to Development Engineering providing recommended plat conditions of approval and prior to the submittal of engineering documents (civil plans, etc. as described above) for review.
4. All areas of the development within a floodplain will require a floodplain development permit.
5. This project is expected to generate more than 10 peak-hour, vehicle trips. In order to determine additional concurrency requirements, a traffic impact analysis is required. Per *Municipal Code Section 22.20 Concurrency*, a Professional Civil Engineer, Licensed in the

State of Washington, shall submit for review and acceptance a trip generation and distribution letter including a proposed scope for a traffic impact analysis (TIA). Traffic engineering requests a TIA scoping meeting with the applicant prior to beginning the TIA. The proposed TIA scope shall be accepted prior to preparation and submittal of the full TIA. The document should address:

- a. Traffic for all development phases proposed for the property;
- b. Timing of project phases; and
- c. Parking and traffic circulation patterns including driveway location and trip distribution at the driveway approaches.

Transportation concurrency is required prior to SEPA determination and prior to release of building permit.

6. For Dishman Mica, Thorpe, and Madison frontage improvements are required per Street Standards chapter 2 and are described below. Existing utilities are required to be relocated to 2' behind the future sidewalk. The applicant is required to install seed/grass in the roadside swale and to maintain the swale. The following is for determining right-of-way and border easement dedications.

Dishman Mica is designated as a 2-Lane Minor Arterial. Total frontage improvements will need to include 22 feet of asphalt width from road centerline, Type B curb and gutter (2 feet wide), 10-foot wide roadside swale, and a 6 foot wide sidewalk. The total width of improvements is 40 feet.

Current right-of-way is 60 feet; ½ of the right-of-way being 30 feet. The minimum ½ right-of-way width, which is to 2 feet behind the back of the future sidewalk, is 26 feet. Existing right of way is adequate and a border easement, which extends from the right-of-way to back of sidewalk, of 10 feet is required. The right-of-way dedication and border easement width was determined assuming that the center of the road coincides with the center of the right-of-way. Applicant to confirm right-of-way location and width. Note – the building setback begins at the edge of the border easement.

Thorpe is designated as a Collector street. Total frontage improvements will need to include 20 feet of asphalt width from road centerline, Type B curb and gutter (2 feet wide), 10-foot wide roadside swale, and a 5 foot wide sidewalk. The total width of improvements is 37 feet.

Current right-of-way is 40 feet; ½ of the right-of-way being 20 feet. The minimum ½ right-of-way width, which is to 2 feet behind the back of the future sidewalk, is 24 feet. A right-of-way dedication of 4 feet and a border easement, which extends from the right-of-way to back of sidewalk, of 13 feet is required. The right-of-way dedication and border easement width was determined assuming that the center of the road coincides with the center of the right-of-way. Applicant to confirm right-of-way location and width. Note – the building setback begins at the edge of the border easement.

Madison is designated as a Collector street. Total frontage improvements will need to include 20 feet of asphalt width from road centerline, Type B curb and gutter (2 feet wide),

10-foot wide roadside swale, and a 5 foot wide sidewalk. The total width of improvements is 37 feet.

Current right-of-way is 60 feet; ½ of the right-of-way being 30 feet. The minimum ½ right-of-way width, which is to 2 feet behind the back of the future sidewalk, is 24 feet. Existing right of way is adequate and a border easement, which extends from the right-of-way to back of sidewalk, of 7 feet is required. The right-of-way dedication and border easement width was determined assuming that the center of the road coincides with the center of the right-of-way. Applicant to confirm right-of-way location and width. Note – the building setback begins at the edge of the border easement.

All frontage improvements, ROW dedications, and border easement comments are based on existing conditions. These requirements are subject to change based on the recommendations of the traffic impact analysis.

7. If the internal streets in the **Single Family Residential** area are designated as public streets, then they shall be designed as per Streets Standards Table 7.3 and Standard Plan R-120.
8. The streets for the **Cottages** and **Estates** must be designated as private being located behind a gated access. All private streets shall be designed as per Street Standards Chapter 7.3.2, Table 7.3, and Standard Plan R-133 (Turnarounds).
9. According to the Street Standards 7.5.14 block lengths will be limited to 600 feet.
10. According to the Street Standards 7.5.14 residential developments with greater than 30 single family dwelling units shall have 2 street accesses that meet the Fire Department separation requirement to ensure adequate emergency access.
11. In accordance with the City of Spokane Valley Municipal Code, Zoning Regulations (19.40.020 Residential Standards), all residential driveways shall be paved. Private driveways shall conform to Section 7.3.4 of the City Street Standards.
12. **Dishman Mica** is a Minor Arterial. Access to the property from an arterial is limited to a single access point. One additional access point may be granted on an arterial by the Development Services Senior Engineer if the criteria outlined in Street Standards 7.8.2 demonstrate an adequate need.

Madison is a collector street. Access to a collector street is limited to two access points. Additional access points may be granted by the Development Services Senior Engineer if the criteria outlined in Street Standards 7.8.2 demonstrate an adequate need.
13. Driveway approach design shall follow the 2009 City Street Standards, or as amended.
14. All stormwater facilities are to be designed per the Spokane Regional Stormwater Manual (SRSM). Linear roadside facilities such as swales shall be located within the right of way and/or border easements when adjacent to public streets or within a tract or easement when adjacent to a private road or driveway serving more than one lot. Non-roadside facilities such

as ponds (especially consolidated ponds, which are those receiving runoff from more than one lot) shall be within a tract (see SRS 11.2).

15. A Homeowners Association (HOA) is required for the perpetual operation and maintenance of any on-site private streets and associated facilities including but not limited to the stormwater systems at the end of the service life of the respective components, and any other improvements that may be legally required in the future. A draft copy of the CC&Rs for the HOA is required to be submitted with the drainage submittal.
16. An Operations and Maintenance Manual, per chapter 11 of the Spokane Regional Stormwater Manual, is required to be submitted with the initial submittal of final design plans for the street and/or stormwater systems.
17. For the General Construction Notes use those in the Street Standards Appendix 4A rather than those in the Spokane Regional Stormwater Manual Appendix 3B.
18. Show any utility easements (i.e. Telephone, power, etc.). The permittee is responsible for arranging for all necessary utility adjustments, relocations, or improvements as required for completion of the project. The developer needs to contact the purveyors of each affected utility regarding private service, utility improvement, and any relocation and adjustment costs. All rigid objects shall be located out of the clear zone. These clear zone requirements can be found in the 2009 City of Spokane Valley Street Standards, or as amended.
19. If sewer and/or water needs to be brought to the properties and to do this requires an Engineering design, copies of the approved sewer and water plans are required to be submitted to Development Engineering. The civil plans for the project are required to show the extents of pavement removal and replacement.
20. All new dry wells and other injection wells must be registered with the Underground Injection Control program (UIC) at Department of Ecology prior to use and the discharge from the well(s) must comply with the ground water quality requirement (nonendangerment standard) at the top of the ground water table. Contact the UIC staff at UIC Program, Department of Ecology, P.O. Box 47600, Olympia, WA 98504-7600, (360) 407-6143 or go to: <http://www.ecy.wa.gov/programs/wq/grndwtr/uic/UIConlineregis.html> for registration forms and further information. Copies of the registration for drywells, which receive public road stormwater runoff, are to be sent to Development Engineering. The City of Spokane Valley NPDES Permit Number is WAR04-6507.
21. A Construction Stormwater Permit will need to be obtained from the Department of Ecology if both of the following two conditions apply:
 - a. Construction project disturbs one or more acres of land (area is the cumulative acreage of the entire project whether in a single or in a multiphase project), and,
 - b. If there is a possibility that stormwater could run off the site during construction and into surface waters or into conveyance systems leading to surface waters of the state.

Construction site operators must apply for a permit 60 days prior to discharging stormwater. More information can be obtained from

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/>

Construction

22. A pre-construction conference with Development Engineering is required prior to the start of construction. The grading permit is to be taken out prior to scheduling the pre-con meeting with proof of the permit issuance provided at the meeting. During this meeting, standards and submittal requirements for the Construction Certification will be given to the project engineer/inspector.
23. For construction affecting public right-of-way, forty-eight (48) hours prior to construction securely post a sign at each ingress to the project area. Sign is to be clearly visible from the right-of-way and to provide project construction details. See section 9.7 of the Street Standards.
24. Permits are required for any access to or work within the right-of-way of the Spokane Valley roadway system. A traffic control plan will be required to accompany the right-of-way obstruction permit.
25. NOTICE – The Inland Northwest Regional Pavement Cut Policy may prevent or limit pavement cuts in the adjacent street(s). There is a three-year moratorium on pavement cuts for newly paved streets. Please contact the City right-of-way inspector 720-5025 for further information.
26. The TESC structures (such as filter fence, silt ponds, silt traps) are to be installed prior to the start of site work and maintained throughout the duration of construction and until the site has stabilized.
27. All survey monuments shall be protected during construction. Any disturbed or damaged monuments shall be replaced prior to certification / final plat and/or release of surety.
28. Construction within the proposed public streets and easements shall be performed under the direct supervision of a licensed Washington State Professional Engineer/Land Surveyor. All work is subject to inspection by the City Senior Development Engineer or by his staff.
29. Upon completion of the improvements, a Construction Certification package and record drawings are required for the improvements and shall be submitted and approved prior to Final Plat approval.
30. For sureties, the City only accepts Letters of Credit or Cash Savings Assignments.

Final Plat

31. Right-of-way dedication and border easements must be designated on the final plat map.
32. The Homeowner Association's UBI number shall be referenced on the face of the Final Plat
33. Plat language will be determined at the time of final plat submittal. Contact Development Engineering after civil plan approval and/or prior to first submittal of final plat to obtain plat language.