

Painted Hills Planned Residential Development Narrative

July 15, 2015

This project proposes to redevelop the property previously known as the Painted Hills Golf Course as a Planned Residential Development (PRD). The proposal consists of a variety of housing types, open space and commercial development.

HOUSING

The project will consist of five housing types identified as Estate, Single Family, Cottage, Multi-Family and Mixed Use.

- A. Estate (The Reserve @ Painted Hills). On the south end of the project will be an area of larger, estate type lots with 80 foot frontages ranging in the quarter acre lot size. This area consists of approximately 42 lots. The access to this area will be from Madison Rd and consists of a loop street and a cul-de-sac. A secondary emergency vehicle access will connect to the north.
- B. Single Family (Meadows @ Painted Hills). The majority of the middle of the site will be standard single family lots with 50 to 70 foot frontages ranging in the 5500 to 7700 square foot lot size. This area consists of approximately 206 lots. The access to these lots will be by a series of north-south and east west local access streets with two connections to Madison Road and one connection to Dishman-Mica Road.
- C. Cottage (Whispers @ Painted Hills). At the north end is an area of cottage or townhouse type units. The frontages here range from 20 to 40 feet with lot areas of 1800 to 3600 square feet. There will be approximately 52 of these type units. The access to this area consists of a single street ending in a cul-de-sac running west from Madison Road. A secondary emergency vehicle access will connect to the south from the west end of the street.
- D. Multi-Family (M. Family @ Painted Hills). In the northwest area of the project are the multi-family units. There are approximately 228 units planned for this area. The multi-family area will have an access off of Dishman-Mica Road and another access connecting to the west entry street that runs to the single family area.
- E. Mixed Use (The Lofts @ Painted Hills). Finally, the proposal is for approximately 52 mixed use units to be built in combination with commercial/retail facilities.

ACCESS

Access to the various housing elements is described under the housing section.

Vehicular access to the park will be off Thorpe Road at the former par 3 golf course parking area. The southern commercial area will also use an existing driveway off of Thorpe Road into its parking lot. The northern commercial area will take driveway access off of Dishman-Mica Road.

All housing areas will have pedestrian access via sidewalks along exterior and interior streets and by the trail system throughout the open space areas.

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TRAIL SYSTEM

Additional pedestrian connectivity will be provided by a trail system throughout the project open space. The trails will run across the larger open space areas, will run between the different housing type areas and will connect into the sidewalk system within the housing areas. The existing golf cart bridges across Chester Creek will be retained to provide pedestrian connections to the southwest commercial area.

OPEN SPACE

The project will contain 30% open space. There is a large open space north of the cottage housing area. This will include a golf practice area which may include up to 3 chip and putt areas. The Cottage, Single Family and Estate housing areas are separated by green belts. Open space separates the housing areas from the commercial areas. And there will be a large passive park area on the south end of the site next to Thorpe Rd. Open space areas will be connected by the trail system described above.

COMMERCIAL

The existing golf course buildings and parking lot (Shops @ Painted Hills) at the corner of Dishman-Mica Rd and Thorpe Rd will be retained as a commercial use. The former clubhouse is currently leased as restaurant space. Another commercial mixed use area (The Lofts @ Painted Hills) is planned for along Dishman-Mica Rd adjacent to the main project entrance with business at ground level and housing above. The focus of these commercial areas will be primarily to provide services and goods to the residents of this project which may include uses such as restaurants, coffee shops, day care, dry cleaners, convenience shops, etc.

SURROUNDING PROPERTIES

The project is bordered on the east by Madison Road. Properties east of Madison Road are large rural/acreage type lots with single family residences. The project is bordered on the south by Thorpe Road. South of Thorpe Rd is a single family residence, a landscaping business with office space and equipment yard and floodplain/open space. The project is bordered on the west by Dishman-Mica Road. Across Dishman-Mica Road is a railroad right-of way, an auto repair shop building and an acreage lot with a residence. Along the western portion not bordering Dishman-Mica Rd there is a community church and another acreage lot with a residence. On the north side of the site is a gated single family residential neighborhood and the Carmel of the Holy Trinity Convent consisting mostly of garden or field. There is an existing well site at the northeast corner of the site. University High School, Horton Middle School and Chester Elementary School are within one-half mile of the northeast corner of the site.

ZONING

The underlying zoning of the property is R-3, Low Density Residential.

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UTILITIES

The utility providers are as follows:

Sewer	Spokane County Utilities
Water	Spokane County Water District #3
Electricity	Avista Utilities
Gas	Avista Utilities
Telephone	CenturyLink
Cable TV	Comcast
Garbage	Waste Management

PHASING

The project will be phased. The probable scenario is that construction will begin in each housing area at the same time. The timing and size of phases within each housing area will depend on market conditions. The duration of the plat build-out is expected to be 15 (fifteen) years.

COMPREHENSIVE PLAN GOALS AND POLICIES

This request is consistent with the following Comprehensive Plan Goals and Policies.

- A. Goal LUG-1. Preserve and protect the character of Spokane Valley's residential neighborhoods.

This project is consistent with this goal through the implementation of the policies as outlined below.

- a. LUP-1.1. Maintain and protect the character of existing and future residential neighborhoods through the development and enforcement of the City's land use regulations and joint planning.

This project proposes to develop approximately 95% of the site for mixed residential uses and open space in an area surrounded by mostly single family residential and institutional uses (Convent, church and schools, etc.). There will be a small area of commercial retail area for local services similar to other neighborhoods.

- b. LUP-1.2. Protect residential areas from impacts of adjacent non-residential uses and/or higher intensity uses through the development and enforcement of the City's land use regulations and joint planning.

This project as proposed has open space buffer or use on the north side adjacent to the existing gated single family use. East of the project is large lot rural residential use that is buffered by Madison Rd. The non-residential uses south and west of the project are buffered by open space or right-of-way with the exception of the

community church. The church site has a 60 foot wide green space between the parking area and property line. There is a single family residence on the west side that sits on the west side of a 1.5 acre parcel about 200 feet west of the site. The convent on the northwest corner is a minimum of 200 feet from the site and is surrounded by a high sight obscuring fence. Part of the project proposal is the restriction of single story houses, parking lot and garages, and columnar tree plantings along the convent property line. The existing residence south of the site will be buffered by the open space park area.

- c. LUP-1.3. Review and revise as necessary, existing land use regulations to provide for innovation and flexibility in the design of new residential developments, accessory dwelling units and in-fill development.

The current land use regulations allow for innovation and flexibility through the Planned Residential Development (PRD) section of the Zoning Code. This project is being proposed under those regulations to allow for an innovative development containing commercial, multi-family, cottages, townhomes, single family dwelling units, estate sized lots and trail connected open space.

- d. LUP-1.4. Encourage the development of transportation routes and facilities to serve residential neighborhoods. Special attention should be given to pedestrian circulation.

Improvements will be made to existing streets per current City standards and new streets will be constructed to connect existing streets across the parcel. Sidewalks will be constructed to provide pedestrian circulation. A trail system will interconnect the various housing types, park area and local commercial areas.

- e. LUP-1.5. Encourage the development of parks and the dedication of open space in and adjacent to residential areas. Open space dedication shall be proportionate to the size of the development.

The project proposes setting aside 30% of the area as open space including a 10 acre park. The various residential types and the commercial areas will be separated by open space corridors.

- f. LUP-1.6. Preserve site characteristics that enhance residential development (trees, bodies of water, vistas, and similar features) using site planning techniques such as clustering, planned unit development, transfer of development rights and lot size averaging.

The existing tree covered levee that forms the bank of Chester Creek will be preserved as part of the open space element.

- B. Goal LUG-2. Encourage a wide range of housing types and densities commensurate with the Communities' needs and preferences.

This project is consistent with this goal through the implementation of the policies as outlined below.

- a. LUP-2.1. Allow and encourage a variety of housing types in designated Mixed-use areas, especially in the City Center area

Although not in a designated mixed-use area, this project proposes housing types in several categories. Those categories include larger, estate size single family residences, standard (R-3) single family residences, cottage or townhouse residences and multi-family apartments. This will help meet the differing needs and preferences of the community.

- b. LUP-2.3. Encourage the development of transportation routes and facilities to serve residential neighborhoods. Special attention should be given to walking, biking and transit use.

This project proposes the extension of public streets into the neighborhoods from the surrounding arterial and collector streets. These streets will extend across the site and connect into other existing streets allowing for circulation across the site. Sidewalks and open space trails will provide pedestrian and biking circulation throughout the project. The trail system excluding the sidewalks is approximately 2 miles in length. There is a transit route approximately ½ mile north of the site.

- c. LUP-2.4. Residential development should be designed to provide privacy and common open space. Open space areas shall be proportionate to the size of the residential development.

The project proposes to have 30% of the site as open space.

- C. Goal LUG-4. Provide neighborhood and community scale retail centers for the City's neighborhoods.

As a Planned Residential Development the site is limited to 50 sf times the number of units within the development as commercial. This amounts to 29,000 sf (50 sf x 580 units). We believe that this will provide a community scale commercial development by providing access to services that are pedestrian scale in both physical size and location. This will then promote use by the neighborhood without having to rely on out of area traffic.

- D. Goal LUG-7. Provide a balanced transportation network that accommodates public transportation, high occupancy vehicles, pedestrians, bicyclists, automobiles and integrated parking.

This project proposes the extension of new streets into the neighborhood. These streets will extend across the parcels and connect into existing streets allowing for circulation of automobiles and bicycles across the site. Sidewalks and trails will provide and promote pedestrian circulation throughout the plat.

- a. LUP-7.2. Encourage pedestrian and bicycle circulation by providing public sidewalks, street trees, street furniture and other amenities.

Sidewalks will provide pedestrian circulation throughout the neighborhoods. Bicycles will circulate through and across the project on the proposed streets and trail system.

- b. LUP-7.3. Require clear and safe pedestrian paths to enhance the pedestrian network.

Sidewalks will provide pedestrian circulation throughout the neighborhoods. The neighborhoods will be connected by a trail system through the open space.

- c. LUP-7.6. Encourage transit use by improving pedestrian and bicycle linkages to the existing and future transit system.

There is existing sidewalk on Madison Rd. between the site and the transit route on 32nd Avenue. Sidewalk will be added along Madison Rd and connect into the on-site sidewalks and trail system. The site will have public roads on all sides and through the site. Upon development a transit loop could be provided off of 32nd Avenue. Coordination with transit is a part of the process.

- E. Goal LUG-14. Improve the appearance and function of the built environment

This project is consistent with this goal through the implementation of the policies as outlined below.

- a. LUP-14.1. Use performance and community design standards to maintain neighborhood character, achieve a greater range of housing options, and to create attractive and desirable commercial and office developments.

This project will be designed and constructed in conformance with Chapter 19.50 of the Zoning Regulations and Title 22, Design and Development Standards of the Spokane Valley Municipal Code.

Title 22 includes design standards for the areas of parking and loading, outdoor lighting, fencing, screening, landscaping, signs, transportation improvements and stormwater management facilities.

Under Chapter 19.50 the project will create permanent open space across the site, preserve the existing Chester Creek, have a variety of housing types and provide efficient street layouts.

F. Goal LUG-16. Provide a street system that connects neighborhoods.

This project is consistent with this goal through the implementation of the policies as outlined below.

- b. LUP-16.1. Encourage new developments, including multifamily projects, to be arranged in a pattern of connecting streets and blocks to allow people to safely get around easily by foot, bicycle, bus, or car.

This project proposes the construction of new streets into the neighborhoods from existing arterial and collector streets. These streets will extend across the site and connect into other existing streets allowing for circulation of automobiles, pedestrians and bicycles across the site. Use of tee intersections and mini-roundabouts will act as traffic calming measures to enhance safety.

The multi-family area is located next to Dish-Mica Road. This provides a direct route to a regional street and reduces potential vehicle pedestrian conflicts versus if the multi-family was located interior to the site. This location also places the multi-family site next to likely future transit routes.

Buses could traverse the site should STA adjust or add to their existing routes.

Additionally, the various housing elements will be connected by a trail system for additional pedestrian and bicycle circulation.

- c. LUP-16.2. Develop street, pedestrian path and bike path standards that contribute to a system of fully connected routes.

This project proposes the construction of new streets into the neighborhoods from existing arterial and collector streets. These streets will extend across the site and connect into other existing streets allowing for circulation of automobiles, pedestrians and bicycles across the site. Busses could traverse the site should STA adjust or add to their existing routes. Additionally, the various housing elements will be connected by a trail system for additional pedestrian and bicycle circulation. The trails will also provide access to open space areas and provide pedestrian and bicycle routes to the commercial areas.

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- d. LUP-16.3. Require adequate emergency evacuation routes prior to approving new development or redevelopment.

The addition of the street pattern connecting to the existing streets will provide additional and alternative routes for residents to use in an emergency event requiring evacuation.

COMPREHENSIVE PLAN MAP, the subject parcel is located in the Low Density Residential zone and will remain in the Low Density Residential zone with the approval of the project.

DEVELOPMENT CODE

The following provisions of the development code allows for the proposal:

The primary section of the Zoning Code allowing for this project is Chapter 19.50, Planned Residential Developments.

Per SVMC Chapter 19.50.020, Where permitted.

Planned residential developments (PRDs) are permitted in all residential zoning districts in the City.

Since the project site is zoned R-3, Low Density Residential, a PRD is allowed.

Per SVMC Chapter 19.50.030, Permitted uses

The following uses are permitted in a PRD; provided, that they meet the standards and criteria established in this chapter:

- A. Those uses permitted as a matter of right in the underlying zoning district

Parks are allowed in the R-3 zone.

- B. Residential developments of all types as defined by this chapter.

The various housing types fall within those defined in this chapter

- C. As a secondary use, uses permitted in the neighborhood commercial zoning district may be permitted in a PRD of 10 acres or larger.

The PRD is 99.5 acres and over 10 acres, therefore commercial uses are allowed.

Per SVMC Chapter 19.50.050, Development standards.

- A. Relationship of PRD Site to Adjacent areas. The design of a PRD shall take into account the relationship of the site to the surrounding areas. The perimeter of the PRD shall be so designed as to minimize adverse impact of the PRD on adjacent properties and,

conversely, to minimize adverse impact of adjacent land use and development characteristics on the PRD.

Three sides of the proposed project are bounded by arterial and collector streets so there will be no impacts between these adjacent uses. The fourth side is bounded in part by a gated single family residential development (the Greens @ Midilome) so additional open space and compact residential uses should not impact adjacent uses. The remainder of the fourth side has a convent with mostly open field, a large rural type lot and a church adjoining multi-family and single family uses on site and no impacts would be anticipated between these uses.

- B. Site Acreage Minimum. The minimum site shall be five acres.

The proposed site is approximately 99 acres so the minimum is exceeded.

- C. Minimum Lot Size. The minimum lot size provision of other sections of the UDC do not apply in a PRD, except that the minimum lot size requirements of the underlying zone shall serve as the criterion to calculate the total number of dwelling units allowed in the proposed PRD based on the gross acreage of the entire development.

The underlying zone is R-3 with a minimum lot size of 7500 square feet. This divided into the 99.5 acre gross area sets the total number of dwelling units at 578.

- D. Density. In a PRD, the hearing examiner may authorize a dwelling unit density not more than 20 percent greater than that permitted by the underlying zone, rounded to the nearest whole number; provided, that the open space amenities described in SVMC 19.50.060 are met.

The approximate dwelling unit count for this proposal is 580, lower than the allowable 694 units with the 20% bonus.

- E. Maximum Coverage. Building coverage and development of the site shall not exceed the percentage permitted by the underlying zone.

With the majority of the site using the setbacks of the existing zoning and the 30% open space outside the residential lots, the project should fall below the maximum coverage criteria

- F. Landscaping Required. All common open space shall be landscaped in accordance with the landscaping plan submitted by the applicant and approved by the hearing examiner. Natural landscape features which are to be preserved, such as existing trees, drainage ways, rock outcrops, etc. may be accepted as part of the landscaping plan.

The proposed landscaping has been designed in accordance with Chapter 19.50.060, Open space standards. All drainage ways onto the site have been or will be enhanced to maintain the existing drainage ways.

G. Setback and side yard requirements.

1. 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, or, if adjacent properties are undeveloped, the type of development which may reasonably be expected on such properties given the existing zoning of such properties or the Comprehensive Plan and/or adopted subarea plans.

Where lots are adjacent to the exterior boundary the lots rear yards are adjacent to that boundary. The minimum setback will be 20 feet.

Where multi-family units are adjacent to the exterior boundary the minimum setback will be 10 feet plus the distance required by the relational height limit.

2. Setbacks or Side Yards between Buildings. The standard setbacks and yard requirements between buildings may be waived in a PRD. Buildings may have common walls and, therefore, be built to the property line as in townhome construction' however, all buildings must meet applicable building code requirements.

The intent for setbacks will be to match that of the underlying zone. Or, if zero as is the case for the Cottages, to meet applicable building codes for separation and/or common wall construction.

H. All streets shall be designed and constructed to public street standards.

The proposed streets have been laid out to public street standards.

I. Off-street parking shall be provided in accordance with Chapter 22.50 SVMC.

Single family residential lots have a minimum of two off-street parking spaces per unit. Cottage units have a minimum of one off-street parking space. The multi-family area has adequate parking to provide a minimum of 2 stalls per unit (code is 1.5 for 2-3 bedrooms) plus 5%. Commercial parking will be laid out per code as tenants/buildings are proposed.

J. Secondary Use Limitations.

1. Commercial uses are subject to site plan review procedures and shall be provided for in the application for the development within which the commercial use is to be integrated

Commercial areas are separated from the residential areas and therefore development of the commercial areas will follow procedures for approval the same as any other commercial development within the City.

2. 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

At the current proposal of 580 units the commercial square footage equals 29,000 square feet.

3. Construction of at least 35 percent of the residences in the PRD must be completed before any building permits will be issued for the construction of commercial uses, except this shall not prohibit a sales office

Construction of commercial uses will comply with this code.

4. Commercial uses within a 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 focus of the commercial areas will be primarily to provide services and goods to the residents of this project which may include uses such as restaurants, coffee shops, day care, dry cleaners, convenience shops, etc.

Per SVMC Chapter 19.50.060, Open space standards.

Each PRD shall dedicate not less than 30 percent of the gross land area for common open space for the use of its residents. Common open space areas shall meet the following criteria:

- A. Location. The area proposed for open space shall be entirely within the PRD and within reasonable walking distance of all dwelling units in the PRD. Where practical, the proposed common open space shall be located adjacent to other established or planned park and recreational areas in adjacent developments, schools, or City parks' provided, that such dedication would increase the overall benefit to the residents of the PRD and conform to other criteria in this section

Open space areas are entirely within the PRD. All dwelling units are within 1000 feet of open space. There are no existing parks, recreation areas or schools adjacent to the PRD.

- B. Access. All dwelling units within the PRD must have legal access to the proposed common open space at the time of final PRD approval. Private or access roads, trees or other landscaping may separate the common open space area. However, access should not be blocked by major obstacles such as arterial or collector roadways or significant natural features such as rivers, streams or topographic features. Areas dedicated for active recreational open space shall have reasonable access from street frontages. Design measures should accomplish the purposes of access and security.

The street system with sidewalks and trail system provide legal access from the dwelling units to the open space areas. No major obstacles block access to open space areas. Cart path bridges from the former golf course will be retained to provide access from the southwest commercial area across Chester Creek to open space areas. The park area is fronted by Madison Rd and Thorpe Rd.

C. Types of Open Space

1. Land dedicated for open space should be usable for either greenbelts that serve as a buffer between land uses, using existing vegetation, or an aesthetic amenity such as boulevard trees, active recreational activities, or for protecting environmentally sensitive areas such as wetlands

A portion of the open space serves as a green belt between estate lots and standard lots and standard lots and cottage lots. A greenbelt separates all lots from Madison Rd. Open space, including Chester Creek with existing vegetation, separates the residential areas from the commercial areas. Two wetland areas are shown on resource maps and fall within the planned open space.

2. Except as provided in subsection (C) (3) or (4) of this section a minimum of 30 percent of the required common open space area shall be suitable for active recreation. The topography, soils, hydrology, and other physical characteristics of the area proposed for active recreation shall be of such quality as to provide a dry, obstacle-free space in a configuration which is suitable for active recreations.

The active park area proposed includes the chip and putt golf area on the north end, the playground/basketball courts mid project and the flat park area at the south end of the project. At 10 acres it meets the 30% of open space to be for active recreation.

3. The community development director determines the amount of required active recreation areas pursuant to the criteria set forth in this section.

Noted.

4. The percentage of active recreational areas may be increased to as high as 50 percent if it is determined that anticipated recreational needs will require a larger percentage. In increasing this percentage, the following standard should be used: the ratio of one acre to 125 residential units.

Based on 580 residential units, this ratio equals 4.6 acres. The park portion of the 30.4 acres of open space is 10 acres, more than double the ratio for increased active recreational area.

5. The percentage of active recreational area may be decreased to as low as 15 percent if it is determined that:
 - a. Inclusion of buffers or environmentally sensitive lands such as wetlands would better meet the open space needs of the residents of the subdivision

Each of the single family housing type areas are separated from Madison Road and themselves with an open space buffer. Commercial areas are separated from residential by open space buffer.

- b. Meeting the standard would require detrimental grading or other disturbance of the natural setting.

Not applicable.

D. Land required for open space shall not include:

1. Accessory buildings, climate-controlled improvements, and areas reserved for the exclusive use and benefit of an individual tenant or owner

None planned.

2. Dedicated streets, alleys or public rights of way, required landscaped areas, areas required for yard depth or building setback or separation

These areas are not included.

3. Vehicular driveways, private streets, parking areas, loading or storage areas.

These areas are not included.

4. Floodplain (100-yr), flood prone areas, drainage easements, natural drainage areas or creeks unless maintained as an amenity and specifically approved as being suitable for open space.

The intent is to maintain Chester Creek in its present state as an amenity. Some trees on the levee may need to be removed to maintain the integrity of the levee, but additional plantings are planned within the stream buffer and buffer mitigation areas. Existing cart paths and new trails are planned in the vicinity of the creek for walking and biking to allow residents to enjoy the amenity. Additionally, we will be working with the City and FEMA to provide drainage facilities that will remove the floodplain and flood prone areas through additional storage and infiltration facilities.

- E. Implementation. The area proposed for open space shall be dedicated in common to the property owners within the plat or to a homeowners' association. Maintenance and operation of the dedicated open space shall be the responsibility of the property owners' or homeowners' association.

Noted.

1. 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 and either one or a combination of the following:
 - a. Greater than 10 acres
 - b. Adjacent to an established or future City park or school grounds
 - c. Is an access to a body of water greater than three acres in size
 - d. Is an environmentally sensitive area
2. The dedication shall be identified on the PRD plan

Open space is intended to be the responsibility of a homeowner's association. Any dedication to the public will be determined at a later date.

- F. Improvements. The following improvements to the area proposed for dedication may be required prior to final approval of the PRD
1. Removal of construction debris and hazards
 2. Rough grading and establishment of grass cover over those portions of the site suitable for playfields.

The intent of this proposal would be to meet these requirements should it be determined areas will be dedicated to the public.

- G. Equivalent Facilities. When areas proposed for dedication do not meet the criteria for dedication in this chapter, such land may be improved by grading, filling, landscaping, or with installation of recreation equipment so as to be equivalent in result to the intent of this chapter. Determination of equivalency shall be made by the director according to the following guidelines:

1. The proposed land and improvements must create recreational opportunities generally equivalent to and/or greater than the land required for the residents within the PRD
2. The proposed land and improvements must not result in significant disturbance or alteration of an environmentally sensitive area, unless otherwise allowed by the City
3. The proposed land and improvements shall be dedicated in accordance with subsection F of this section

The intent of this proposal would be to meet these requirements should it be determined equivalent facilities will be necessary.

- H. Stormwater Detention Facilities. Stormwater detention ponds may be allowed by the City as part of dedicated open space subject to the following criteria:
1. The detention pond shall be constructed so as to drain fully when precipitation is not occurring (i.e., no standing water may be left) unless the pond is designed as an aesthetic amenity
 2. The side slope of the detention pond shall not exceed 33 percent unless slopes are existing, natural and covered with vegetation
 3. If detention facilities are located adjacent to or near a natural, year-round stream or wetland, these systems shall be left in natural or near-natural condition
 4. The detention area shall be landscaped in a manner which is both aesthetic and able to withstand the inundation expected
 5. Use of a dedicated open space area for stormwater detention shall not be acceptable if the detention area must be fenced or otherwise rendered unsuitable or unavailable for recreation use during dry weather
 6. In the case of joint use of open space for detention and recreation, the homeowners or homeowners' association shall be responsible for maintenance for the detention facilities.

The intent of any detention ponds in open space would be to meet the above criteria.

Per SVMC Chapter 22.20, Concurrency, certificates of water and sewer availability have been submitted with the application.

Per SVMC, Chapter 22.150, Stormwater Management Regulations, the project will be designed such that post-development storm water will be treated and disposed of by methods approved in conformance with the Spokane Regional Stormwater Manual.