

October 20, 2023

Brent Parrish – Lennar Northwest, LLC  
33455 6<sup>th</sup> Ave South, Ste 1-B  
Federal Way, WA 98003

Re: Alteration to “Westridge Addition of Westridge PUD” Final Plat File # Z23-180FPLT

Brent,

The City of Spokane has conducted a review of your submittal for the above-mentioned Alternation to Westridge Additional of the Westridge PUD Final Plat (multiple addresses and parcel numbers). The documents submitted for the proposed alteration to Westridge Addition have been checked and the following items require correction, clarification, or additional detailing before moving the alteration application to the public comment phase of the plat alteration process as identified in RCW 58.17.215 (Notice regarding option to request a hearing before the Hearing Examiner).

Comments included below are **required prior to moving the application to the public notice phase**. Additional comments, including comments to be addressed prior to approval of the final plat (authorization to print, sign and record the plat alteration) and general comments intended for use throughout the plat alteration process are provided in the noted enclosures.

### **COMMENTS TO BE ADDRESSED PRIOR TO PUBLIC NOTICE**

The following comments must be addressed prior to moving the plat onto public notice:

#### **Planning, Melissa Owen (509-625-6063)**

1. Please submit a map for other visual aid depicting the land area associated with the new Grandview Homeowner’s Association.
2. Please update the plat map to include the correct setbacks for new lots 1-3 block 5 (see clarifying email from Brent Parrish dated 10/17/23). The formal response letter indicates that the original lot setbacks will be used, but upon further communications, the setbacks provided on the revised map do not appear to be accurate. Based on the below original plat language, you may either choose to utilize the original setbacks from the PUD for new lots 1-3 block 5 (original configuration and orientation) or apply the original plat setbacks to each lot based on their new street frontage (front lot lines along 21st and Cumberland respectively).


All lots designated for building lots shall have a front yard setback as shown hereon (a minimum of 20 feet from the right of way or the back of sidewalk, whichever is greater), a flanking street side yard setback as shown hereon (a minimum of 10 feet from the right of way or the back of sidewalk, whichever is greater), and a rear yard setback of 15 feet or 25 feet, as shown hereon, and a side yard setback of 5 feet.

#### **Other Comments**

Other comments are enclosed as noted above. Most comments are general in nature; however, they do include conditions that will need to be met prior to approval of the final plat alteration. Other comments or conditions included in the enclosures are not intended to prevent the application from moving forward to the public notice phase of the plat alteration process.

Please correct the above and submit a response letter with you updated dedication and plat map pages directly to me. Should you have additional questions or concerns, please contact me, Melissa Owen, at [mowen@spokanecity.org](mailto:mowen@spokanecity.org) or 625-6063.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Owen', written over a light blue horizontal line.

Melissa Owen  
Assistant Planner  
Development Services Center

Enclosures:  
Spokane Treasury  
Engineering Memo  
Planning Comments  
Debbie Rosengrant email & response

## Owen, Melissa

---

**From:** Geiger, Cara  
**Sent:** Tuesday, September 26, 2023 7:41 AM  
**To:** Owen, Melissa  
**Subject:** RE: REQUEST FOR COMMENTS (\*\*\*2nd Request\*\*\*)- Alteration to Westridge Addition of the Westridge Planned Unit Development Z23-108FPLT - COMMENTS DUE 10/09/23

No issues with Treasury.

**Cara Geiger** | CITY OF SPOKANE | TAXES & LICENSES SPECIALIST  
509.625.6070 main | 509.625.6341 personal | [cgeiger@spokanecity.org](mailto:cgeiger@spokanecity.org) | [spokanecity.org](http://spokanecity.org)

*Emails and attachments sent to or from the City, including personal information, are presumptively public records that are subject to disclosure. - Chapter 42.56 RCW*

---

**From:** Owen, Melissa <mowen@spokanecity.org>  
**Sent:** Monday, September 25, 2023 4:44 PM  
**To:** Taxes and Licenses <Tax&Licenses@SpokaneCity.org>; Development Services Center Addressing <eradsca@spokanecity.org>; Treasury Accounting <treasuryaccounting@spokanecity.org>; 'Marsh, Denise' <Denise.Marsh@avistacorp.com>; Allenton, Steven <sallenton@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>; Nilsson, Mike <mnilsson@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Graff, Joel <jgraff@spokanecity.org>; Richman, James <jrichman@spokanecity.org>; Eliason, Joeline <jeliason@spokanecity.org>; Davis, Marcia <mdavis@spokanecity.org>; Picanco, Kevin <kpicanco@spokanecity.org>; Pruitt, Larissa <Larissa.pruitt@avistacorp.com>; Kendall, Karen <karen.kendall@avistacorp.com>; Byus, Dave <Dave.byus@avistacorp.com>; Beebe, Judy (Avista) <Judy.Beebe@avistacorp.com>  
**Subject:** REQUEST FOR COMMENTS (\*\*\*2nd Request\*\*\*)- Alteration to Westridge Addition of the Westridge Planned Unit Development Z23-108FPLT - COMMENTS DUE 10/09/23

Good afternoon,

Attached is a request for comments (\*\*\*2<sup>nd</sup> request for comments) on the Alteration of the Westridge Addition of the Westridge Planned Unit Development (Z23-108FPLT).

Since the routing list for this amendment has changed since the original review, please let me know if you need a copy of the general or final plat application forwarded with the original review request. Attached are materials from the applicant to address agency/staff comments during the first review of the proposed alteration. These include:

- Response letter
- Amended Title Report
- Revised Map
- Original HOA dissolution paperwork – administrative dissolution
- New Grandview Owners Association – Certificate of Incorporation and Articles of Incorporation

Please note that two items identified in the response letter are forthcoming. These include CAD files and a Hydraulic Analysis for City Engineering Dept Review. These documents will be forwarded to the City's engineering team members in the Development Services Center (DSC) as soon as they are submitted.

**DATE FOR RESPONSE: Please provide a response by **October 9, 2023****

**SUBJECT:** Alteration to Westridge Addition of the Westridge Planned Unit Development

**PROPERTY OWNER(S):** Lennar Northwest, Inc. – Brent Parrish  
33455 6<sup>th</sup> Avenue Ste 1-B  
Federal Way, WA 98003

**FILE NO.:** Z23-108FPLT

**LOCATION:** Parcels 25263.2701, 25263.2702, 25263.2703, 25263.2704, 25263.2705, 25263.2801, 25263.2802, 25263.2803, 25263.2804, 25263.2805, 25263.2806, 25263.2807, 25263.2808, 25263.2901, 25263.2902, 25263.2903, 25263.2905, 25263.2906, 25263.3001, 25263.3002, 25263.3101, 25263.3102, 25263.3103, 25263.2907, 25263.2809 and 25263.3003.

Addresses include:

2101, 2102, 2103, 2106, and 2107 S. Westridge  
2101, 2102, and 2105 S. Cumberland  
2102, 2105, 2106, 2109, 2110, 2111, 2115, 2119, 2120, 2123, 2127 S. Beard Dr.  
3903, 3715, 3707, and 3703 W 21<sup>st</sup> Avenue  
Unassigned address for existing Tract A.  
Unassigned address for Cumberland Ln  
Unassigned address for Westridge Ln.

Southeast ¼ of the Northeast ¼ and NE ¼ of the Southwest ¼ of Section 26, Township 25 N, Range 42 EWM

**DESCRIPTION OF PROPOSAL:** Twenty-six (X26) parcels are included in the proposed alteration and all parcels including parcels associated with private rights of way are under one ownership. The proposal to alter the Westridge Addition of the Westridge Planned Unit Development includes the following:

Lot aggregations (reduction of five lots)

1. Aggregate lots 5 and 6, block 5 into tract "A" (reduction of two lots);
2. Aggregating lots 1 and 2, block 6 into a single lot (reduction of one lot); and,
3. Aggregating lots 1 through 3 block 6 into a single lot (reduction of two lots).

Lot re-establishment/recapture from above reductions (recapture five lots)

4. Adjust existing lot lines for tract "A" and lots 1-2 block 5 to increase the lot count by one buildable lot (new lots 1-3 block 5 and amended tract "A") therefore recapturing one lot noted as a reduction above;
5. Adjusting existing lot lines for lots 1-8 block 4 to increase the lot count by three buildable lots (new lots 9-11 block 4), therefore recapturing three lots noted as reductions above; and,
6. Adjusting lots 1-5 block 3 to increase the lot county by one buildable lot (new lot 6 block 3).

Public street dedications and associated lot modifications:

7. Dedicate two private roads – Cumberland Lane and West Ridge Lane - as public rights of way;
8. Modify Cumberland Lane (right of way) and associated adjoining lots (lot 1 and lot 2 block 5, tract "A", and lot 8 block 4 to accommodate a wider Cumberland Lane right of way width; and,
9. Modify Westridge Lane (right of way) and associated adjoining lots (lot 1-2 block 6 and lots 1-5 block 7 to accommodate a wider Westridge Lane wight of way width.

**SEPA:** This proposal was issued a Mitigated Determination of Non-significance (MDNS) was issued by the City of Spokane on February 21, 1997. The MDNS was revised and reissued on March 4<sup>th</sup>, 1997.

**CURRENT ZONING:** RSF (Residential Single Family)

**PREVIOUS APPLICATION(S):** Final Plat of Westridge Addition of the Westridge Planned Unit Development (being a replat of portions of West Bluff & Albion Heights Additions), city file no. Z9600060 – Westridge Preliminary Plat and PUD.

If additional information is required for your department or agency to comment on this proposal, please notify the Planning Director as soon as possible, so that the application processing can be suspended while the necessary information is being prepared.

Please let me know if you have any questions or if you will need more time to review. Thank you.

**Development Services Center is open Monday-Friday 8 am – 5 pm in person, [online](#) or over the phone at 509.625.6300!**



Melissa Owen | City of Spokane | Planning & Development Services  
509.625.6063 | [mowen@spokanecity.org](mailto:mowen@spokanecity.org)



# MEMORANDUM



Development Services Center

**DATE:** October 9, 2023  
**TO:** Melissa Owen, Assistant Planner  
**FROM:** Joeline Eliason, Engineering Technician IV – Development Services  
**THROUGH:** Eldon Brown, P.E., Principal Engineer – Development Services  
**FILE NO:** Z23-108FPLT  
**SUBJECT:** Alteration to Westridge Addition of the Westridge Planned Unit Development

## PLAT COMMENTS

The following comments (**and condtions - m. owen**) must be addressed prior to approval of the final plat:

1. Sanitary sewer and water improvements required to serve the lots in this plat alteration shall be constructed by the developer and accepted by the City of Spokane prior to the approval of this plat alteration. As of October 9, 2023, the minimum water and sewer improvements have not been accepted by the City of Spokane, nor have the street and stormwater improvements been bonded for.
2. Please ensure all line measurements are indicated on the plat. The following curve measurements appear to be missing from:
  - a. Block 5 Lot 2 west property line curve data
  - b. Block 4 Lot 11 east property line curve data
3. Please correct the spelling of “archealogicla” to archeological in the dedication.
4. Building permits on Lot 1 Block 5 will be restricted until such time that water and sewer are developed in Cumberland and the required street and stormwater improvements are completed or bonded for.

## STREETS & STORMWATER:

5. Temporary turn-arounds, designed to meet the City standards, are required at all street dead-ends to allow emergency and service vehicles to turn around. The plat and response letter indicate temporary turn-arounds will be established via a separate instrument. The temporary turn-around designs will need to be included in the civil improvement plans and accepted for construction, then the A.F.N. for the turn-arounds added to the final plat sheets.

**Date:** October 9, 2023

**Comments:** Alteration to Westridge Addition

(Continuation)

6. Addresses must be shown on the final plat. Addresses for the plat are in progress of being developed. One area of concern is the ultimate direction of Beard Drive. **Is Beard Drive more likely to continue west or south? Please clarify.**
7. Lot plans, stamped and signed by a Professional Engineer, shall be prepared for residential lots as per the criteria listed in Appendix 3C of the Spokane Regional Stormwater Manual and submitted to the City of Spokane for review and acceptance prior to the final plat being accepted by the City of Spokane. Please prepare these and submit to Engineering.
8. In accordance with the City's Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion / sediment control improvements not constructed prior to approval of the final plat. Water and sewer improvements cannot be bonded for. All punch list items including as-built drawings must be turned in.
9. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Stormwater Facilities", the Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and, per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat. Pre-development flow of any off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to development of the plat, based on a 50-year design storm. An escape route for a 100-year design storm must be provided.
10. The accepted civil engineering plans show stormwater facilities on privately owned property. Who will maintain these facilities? Please indicate the maintenance responsibility on the plat or provide other suitable documentation.
11. Public streets, including paving, curb, sidewalk, signs, storm drainage structures/facilities, and swales/planting strips necessary to serve the proposed plat, shall be designed and constructed in accordance with City standards. Sidewalks shall serve each lot.

WATER:

12. The nearest available public water service main which could provide service to this proposed plat is a twelve-inch ductile iron distribution main located in 21<sup>st</sup> Avenue near 3516 W 21<sup>st</sup> Ave and a twelve-inch cast iron transmission main located in Grandview Avenue. Existing water pressure is approximately 64 psi at the hydrant located near 3512 W 21<sup>st</sup> Ave for the distribution main.
  - a. An electronic version (pdf) of an overall water plan and hydraulic analysis must be submitted to the Development Services Center for review and concurrence. The hydraulic analysis must include supporting calculations for domestic and fire flows per City design standards.
  - b. The water system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.

SANITARY SEWER:

**Date:** October 9, 2023

**Comments:** Alteration to Westridge Addition

(Continuation)

13. The nearest existing public sanitary sewer which could provide service to this proposed plat is an eight-inch PVC line located in 21<sup>st</sup> Avenue near 3516 W 21<sup>st</sup> Ave.
  - a. The sanitary sewer system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat. The sanitary sewer for some of the proposed lots on Westridge and Cumberland are not included in the approved civil plans. Please clarify.

**The following statements will be required in the dedication of the final plat:**

1. All parking areas and driveways shall be hard surfaced.
2. All street identification and traffic control signs required by this project will be the responsibility of the developer per SMC 17G.080.070.

**General comments:**

14. Tract A and the storm water easement/access to Tract A within the boundaries of this proposed plat will be maintained by a Homeowners' Association established for this development. Said stormwater facilities will be operated and maintained in accordance with an operation and maintenance manual written by a licensed engineer in the State of Washington.

cc: Development Services File

Tami Palmquist, Director, Development Services

Mike Nilsson, P.E., Principal Engineer, Development Services

Patty Kells, Traffic Engineering Assistant, Development Services

Erik Johnson, Engineering Technician IV, Development Services

Joel Taylor, E.I.T., Development Services

Kelly Heitstuman, Field Engineer, Engineering Services



Planning comments (updated final 10/20/23)

File No: Z23-108FPLT

Subject: Alteration to Westridge Addition of the Westridge PUD (Z9700042-FP, document recording no. #4223669)

**Corrections Required prior to public notice for plat alteration.**

1. Please submit a map for other visual aid depicting the land area associated with the new Grandview Homeowner's Association.
2. Please update the plat map to include the correct setbacks for new lots 1-3 block 5 (see clarifying email from Brent Parrish dated 10/17/23). The formal response letter indicates that the original lot setbacks will be used, but upon further communications, the setbacks provided on the revised map do not appear to be accurate. Based on the below original plat language, you may either choose to utilize the original setbacks from the PUD for new lots 1-3 block 5 (original configuration and orientation) or apply the original plat setbacks to each lot based on their new street frontage (front lot lines along 21<sup>st</sup> and Cumberland respectively).

All lots designated for building lots shall have a front yard setback as shown hereon (a minimum of 20 feet from the right of way or the back of sidewalk, whichever is greater), a flanking street side yard setback as shown hereon (a minimum of 10 feet from the right of way or the back of sidewalk, whichever is greater), and a rear yard setback of 15 feet or 25 feet, as shown hereon, and a side yard setback of 5 feet.

**Items to be addressed prior to final plat approval (authorization to print, sign, record).**

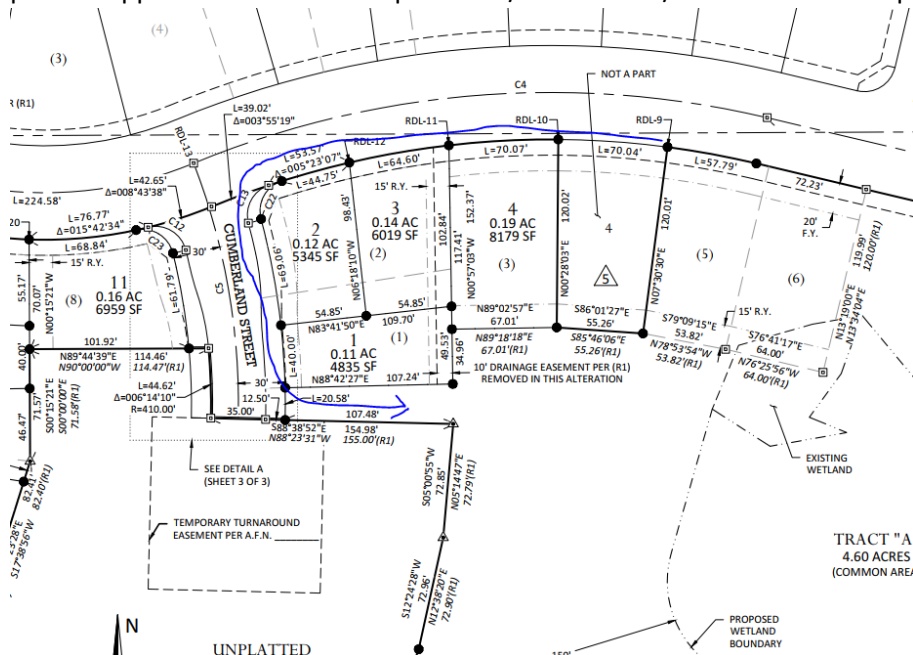
The following comments are specific to the required Homeowner's association, HOA owned parcels, and CCRs.:

- I. The plat materials currently refer to Westridge Homeowners' Association (HOA) which was dissolved by WA state (Administrative Dissolution May 1, 2000). Prior to final PUD/Plat Amendment approval and signature by the City of Spokane, the following items will need to be address.
  - a. Tracts/parcels still identified by the County as owned by the dissolved Westridge Homeowner's Association will need to be resolved prior to approval of the final PUD/Plat amendment (please note that this ownership may also impact the timing of construction streets and utilities for the private lane segments).
    - i. The new ownership will need to sign the plat application and the face of the plat modified with new/revised owner signature block.
    - ii. Tracts/parcels owned by the Westridge HOA will need to be conveyed to new ownership. This will also be needed to convey private street parcels to the City of Spokane as public streets as part of this plat amendment application (parcels 25263.2809 and 25263.3003 – Westridge Addition PUD – Cumberland and Westridge Lanes).
    - iii. CCRs and HOA instated to carry out the HOA's responsibilities including maintenance of common area tracts are required.
      1. Please provide a copy of the CCRs associated with the new HOA for review prior to recording. We will work with you to include necessary

references to the new HOA and CCRs prior to final approval and recording this amendment and CCRs with the County.

The following comments are more general in nature and intended to assist in completing the PUD/Plat amendment process.

- II. Please add a revision block listing all previously recorded surveys/PUD Plats and the date of recording including #4223669.
- III. Please note that some dedications included language not found in the required dedications found in the SMC Chapter 17G.080 Subdivisions. Some of these may be language carried over from County Plats, Plats processed in other jurisdictions, or general comments from departments not intended to be included as a dedication. Dedications will continue to be reviewed and language not applicable to this proposal may be requested removed including but not limited to non-standards language and references to "private" water or sewer, references to Spokane County, etc.
- IV. Please verify that the scale of the Vicinity Map will allow for street names are legible at printing.
- V. Please add the name, mailing address and phone number of the owner and the person with whom official contact should be made regarding the application. Owner information on sheet 2 of 3 is not the same as indicated in signature blocks. This information will need to be corrected prior to final plat approval. A title report less than 30 days old at the time of final review will provide the information necessary to ensure accurate owner certificates and necessary owner contact information.
- VI. Engineering and planning will review the owner certification prior to approval of the final PUD/Plat Amendment for consistency with SMC 17G.080.040.
- VII. Engineering will continue to review the proposed modification to the existing stormwater easement near proposed lot 1 block 5. As per follow-up response the on 10/16/ and 10/17/23, the grade of the road has/will be changed resulting in stormwater flow as depicted in the image below. Engineering approval of this modification to the stormwater easement will be required prior to approval of revised civil plans and/or final PUD/Plat Amendment approval.



- VIII. Planning may provide other minor edits to the signature blocks including possible addition/modification of the planning director signature block for signature by the Hearing Examiner.
- IX. Plat dedications will continue to be reviewed for necessary updates including, but not limited to, updating references to tract ownership/parcel ownership and maintenance responsibilities, etc., found on the face of the plat documents.
- X. A title report less than 30 days old will be required prior to city signature and recording.

## Owen, Melissa

---

**From:** Owen, Melissa  
**Sent:** Monday, October 16, 2023 4:33 PM  
**To:** Debbie Rosengrant; Note, Inga; Richman, James; Feist, Marlene; Palmquist, Tami; Kells, Patty; Buller, Dan; Nilsson, Mike; Lok, David  
**Cc:** Brown, Eldon; Taylor, Joel  
**Subject:** RE: \*\*\*2nd REQUEST FOR COMMENTS\*\*\* Beard Addition Preliminary PUD/Plat and Wetland CUP (FILE NO. Z23-190PPUD) - comments due October 6, 2023

Debbie,

Thank you for reaching out. The alteration to Westridge Addition PUD is limited to only those lots owned by Lennar and front onto W 21<sup>st</sup> Avenue. The amendment proposed is not related to the realignment of H. Street near 16<sup>th</sup> and 17<sup>th</sup> Avenues.

In this case (Amendment to Westridge Addition PUD/Plat), there are no new lots being created so there is no new impact on transportation to be reviewed and mitigated. WSDOT is not involved in the review of the amendment as this is not a new PUD or platting action. The land in question is already final platted with 21<sup>st</sup> avenue right of way dedicated, etc.

Engineering plans for infrastructure improvements to W 21<sup>st</sup> avenue have already been approved by the City engineering department. Lennar could begin water/sewer/and street improvements that have been approved by the City at any time. Construction on the lots fronting 21<sup>st</sup> require the infrastructure improvements along 21<sup>st</sup> to be made and accepted by the city before permits will be issued for new homes. This includes water and sewer utilities at a minimum. Street would also need to be constructed or bonded for prior to issuance of new home permits.

I will include your comments as part of the record of this amendment; however, please keep in mind that you will have the opportunity to request a hearing on the proposed amendment to Westridge Addition PUD/Plat at the time of notice to all owners within the original PUD/Plat boundaries. The application has not yet reached the stage where notice to owners has been provided. Should you or any other owners within the original PUD/Plat Boundaries elect to request a hearing associated with the amendment to the Westridge Addition PUD/Plat you are also welcomed to express any concerns you have to the Hearing Examiner for consideration during the hearing.

### **Beard Addition**

The application for a new PUD/Plat "Beard Addition" is a separate permit application. Agencies that address public transportation are in the process of provided comments and conditions of approval of the preliminary PUD/Plat as well as mitigation under SEPA. The agency review for this land use action includes review by WSDOT. Please note that we cannot place conditions of approval on the proposal that would require an applicant to remedy existing deficiencies created by past development. Instead, conditions and mitigation placed on a land use action are those that address the direct impacts of the proposal under review and must be proportional to the impacts of the specific proposal.

Conditions of approval and mitigation such as improvement to 16<sup>th</sup> and US195 that are mentioned below for development such as Latah Glen (William Nascimento) for example are directly related to the impacts the specific proposal will have on transportation (based on the traffic analysis that is reviewed by the City, STA, WSDOT, etc.). Depending on the specific location of a proposal it is possible that a developer may have one, two or many options that could be elected to address mitigation requirements for transportation. SEPA mitigation for these developments addressed the direct impacts of these developments. The contributions by new developments to improvements such as 16<sup>th</sup> Avenue may have a broader positive impact, but they are intended to address the direct impacts of new development (conditions are not imposed to fix existing deficiencies as this would go above and beyond what we can require).

I would suggest you continue to work with the engineering team members in the development services center related to re-alignment of H. Street. I know that you have been in contact with staff from the engineering team including Eldon Brown and Joel Taylor who I have included in this email.

Thank you.

**Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!**



Melissa Owen | City of Spokane | Planning & Development Services  
509.625.6063 | [mowen@spokanecity.org](mailto:mowen@spokanecity.org)



---

**From:** Debbie Rosengrant <rosengrant.debbie@gmail.com>  
**Sent:** Friday, October 6, 2023 4:51 PM  
**To:** Owen, Melissa <mowen@spokanecity.org>; Note, Inga <inote@spokanecity.org>; Richman, James <jrichman@spokanecity.org>; Feist, Marlene <mfeist@spokanecity.org>; Palmquist, Tami <tpalmquist@spokanecity.org>; Kells, Patty <pkells@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Nilsson, Mike <mnilsson@spokanecity.org>; Lok, David <dlok@spokanecity.org>  
**Subject:** Re: \*\*\*2nd REQUEST FOR COMMENTS\*\*\* Beard Addition Preliminary PUD/Plat and Wetland CUP (FILE NO. Z23-190PPUD) - comments due October 6, 2023

**[CAUTION - EXTERNAL EMAIL - Verify Sender]**

Hi Melissa & All, I'm trying to respond to the 2nd Request for Comments related to the Beard Addition Preliminary Pud Plat Z23-190 PPUD. I was told that all the Lots on the Northside of 21st Ave will also have all the needed Infrastructure ie: Sanitary sewer, water everything the city requires for development standards. Assuming that is still the case. What I wanted to address again is the Exit off Grandview Ave North East down to the 16th & 17th Ave intersection, which is the only East exit out of the N-hood. This area is the ( Realignment of Grandview Ave & Hst ) which was created when the 1998 Plat map W-Ridge Addition Pud which extends NE to the intersection of 16 & 17th Ave was Approved & Recorded. Sometime in the past few years I was told that the Realignment

area Grandview & Hst to the intersection of 16th - 17th Ave was a Level of Service concern Before the traffic impact the Beard Addition Development is going to impose?  
With the Beard Addition there is going to be a considerable increase in the flow of traffic to this area and to Mention Again this road is Continuing to go through Private Property. Also, with the 2 houses built on the East end of Grandview Ave 3604 & 3608 W G-View the Rock that is currently in the ROW is a danger & impedes the flow of traffic. Was also asking would the WSDOT have looked at this area for Traffic Safety concerns ? Lastly, did the city consider asking Jim Frank & Lennar NW if they together would work with the City to Develop the Grandview - Hst Realignment ? It looks like it was mentioned that developers William Nascimento & George Paras have agreed to construct - complete the improvement at 16th & US 195 which is a concern mentioned along with this Development.

Debbie Robertson

On Fri, Sep 22, 2023 at 7:29 PM Debbie Rosengrant <[rosengrant.debbie@gmail.com](mailto:rosengrant.debbie@gmail.com)> wrote:

----- Forwarded message -----

From: **Owen, Melissa** <[mowen@spokanecity.org](mailto:mowen@spokanecity.org)>

Date: Fri, Sep 22, 2023, 2:45 PM

Subject: \*\*\*2nd REQUEST FOR COMMENTS\*\*\* Beard Addition Preliminary PUD/Plat and Wetland CUP (FILE NO. Z23-190PPUD) - comments due October 6, 2023

To: Abrahamson, Randy <[randya@spokanetribe.com](mailto:randya@spokanetribe.com)>, Development Services Center Addressing <[eradsca@spokanecity.org](mailto:eradsca@spokanecity.org)>, Allenton, Steven <[sallenton@spokanecity.org](mailto:sallenton@spokanecity.org)>, Anderson, Cindy <[CYAN461@ecy.wa.gov](mailto:CYAN461@ecy.wa.gov)>, Tagnani, Angela <[atagnani@spokanecity.org](mailto:atagnani@spokanecity.org)>, Averyt, Chris <[caveryt@spokanecity.org](mailto:caveryt@spokanecity.org)>, Ball, Cameron <[CBall@spokanecounty.org](mailto:CBall@spokanecounty.org)>, Lori Barlow <[lbarlow@spokanevalley.org](mailto:lbarlow@spokanevalley.org)>, mbasinger <[mbasinger@spokanevalley.org](mailto:mbasinger@spokanevalley.org)>, zbecker <[zbecker@cawh.org](mailto:zbecker@cawh.org)>, Beebe, Judy (Avista) <[Judy.Beebe@avistacorp.com](mailto:Judy.Beebe@avistacorp.com)>, Black, Tirrell <[tblack@spokanecity.org](mailto:tblack@spokanecity.org)>, Brecto, Jason <[jason.brecto@us.af.mil](mailto:jason.brecto@us.af.mil)>, Brown, Eldon <[ebrown@spokanecity.org](mailto:ebrown@spokanecity.org)>, Buller, Dan <[dbuller@spokanecity.org](mailto:dbuller@spokanecity.org)>, Byus, Dave (Avista) <[dave.byus@avistacorp.com](mailto:dave.byus@avistacorp.com)>, Cannon, Mike <[mcannon@spokanecity.org](mailto:mcannon@spokanecity.org)>, Carson, Barb <[BarbCa@spokaneschools.org](mailto:BarbCa@spokaneschools.org)>, Chanse, Andrew <[achanse@spokanelibrary.org](mailto:achanse@spokanelibrary.org)>, Chesney, Scott <[schesney@spokanecounty.org](mailto:schesney@spokanecounty.org)>, Chouinard, Sonya <[SonyaC@spokaneschools.org](mailto:SonyaC@spokaneschools.org)>, Corkins, Karen <[karen@s3r3solutions.com](mailto:karen@s3r3solutions.com)>, Cross, Rita (USPS) <[rita.m.cross@usps.gov](mailto:rita.m.cross@usps.gov)>, David Moore