

## Townhouse Development on Ash Place Meeting #4 AGENDA

Wednesday, January 24, 2024

6:00 pm-7:00 pm

### Key Takeaways from Mtg #2:

- \* Owner/Developer have already gone through many steps to get as far as they have to date, therefore there is a sense of urgency!
- \* Lot sizes – changes are permanent!
- \* 'Buffer Zone' – these lots CAN be rezoned for private development and are scheduled for inspection October 2025! These lots include:
  1. 2 out of 5 lots on the northeast end have been sold and are owned by the same person;
  2. 9 lots on the southeast end of Drumheller Springs – owned by the City
  3. 4 lots across Ash Place going down to N Ash Street - owned by the City.
- \* Contact Melissa Owen to get on notification list.
- \* Start writing letters to City Council and Neighborhood Council – addresses on next page and on website - be concise with concerns, some key vocabulary:
  - Informed
  - One way out
  - Protected
  - Wetlands
  - Native
  - Concerned
  - Historical park
  - Natural
  - Environmental concerns
  - Preserve
  - Neighborhood character
  - Townhouses
  - Possible Low income
  - Lot lines
- \* Inform neighbors and get them involved – Facebook, Nextdoor.com, Neighborhood Pool, etc  
**Messaging:** Are you interested in helping us preserve Drumheller Springs?  
Please go to <https://concernedcompanions.com/Ash/>
- \* Contact tribes, environmental people – anyone who may be able to help.
- \* Get politicians involved – how?
- \* **Please continue to check the website for information and updates.**

### Agenda:

1. State Agencies – deadline was 01-15
  - a. Any responses?
2. If website templates were used prior to Thursday, January 11 – Zack Zappone's email was wrong and has been updated (Dennis had a typo)
3. Emails and letters to City Council: Suggestions? Need help?
4. Contact neighbors that attended Community Meeting from 11-14-2023 – Sign-up Sheet attached
5. Yard Signs: If you want to help off-set cost to Dennis, he'll accept donations.
6. Dennis put yard signs up at each of entrance of the parka and one inside the park on 01-20-2024
7. Talking to neighbors: Any feedback to share?
8. Audubon-Downriver Neighborhood Council – any updates?
9. New Research – done by Michael:
  - a. Radon Testing (downloaded to website)
    - i. Question: Multi-use Radon test units – test our homes now – and later to see if we have any damages to claim?
  - b. Article regarding off-street parking (downloaded to website)
  - c. Other:

10. Candace Mumm or Mary Porter?
11. Suspicious Behavior, Abandoned Vehicles, or Dumping garbage: Contact 311, Crime Check, Cops NW. When you see things please report AND let us all (your neighbors) know so we can also report. It takes a village. 😊 Please help report on the following:
  - a. Detached Camper/trailer still there –WA90066AA – it has a 2024 tab sticker on it, mostly white with brown or red strip/gray tarp over the top
  - b. Car with a solar panel on top parked in the “buffer” zone of the park – illegal camping
12. Should we continue to meet? If yes – in 2 weeks – Wednesday, February 7
13. KEEP A LOOK OUT FOR THE PUBLIC NOTICE! If you see a big sign go up, please email the group ASAP so we can start writing letters. \*If we don't write to the notification board, then we will not have a voice at the next community meeting.

### TO DO Checklist:

1. Continue to talk to neighbors – refer them to the website
  - o Get them to also write letters to City Council and Melissa Owen if they outside of the contact area
2. Write to our City Council Representatives, cc Giacobbe Byrd, Nicolette Ocheltree
  - o *Keep in mind that - both Klitzke and Zappone have previously published statements regarding housing development. On 5-11-23 the Spokesman wrote that she "also argued that neighborhood character shouldn't be disregarded in the pursuit of greater housing density" and on 7-18-21 the paper wrote that he "wants to fast-track permitting that promotes development of housing ... such as townhomes and duplexes, that are affordable to millennial buyers."*
  - o Zack Zappone, City Council Member, District 3 [zzappone@spokanecity.org](mailto:zzappone@spokanecity.org)
  - o Kitty Klitzke, City Council Member, District 3 [kklitzke@spokanecity.org](mailto:kklitzke@spokanecity.org)
  - o Giacobbe Byrd, Director, City Council Office [gbyrd@spokanecity.org](mailto:gbyrd@spokanecity.org)
  - o Nicolette Ocheltree, Manager of Housing and Homelessness Initiatives [nocheltree@spokanecity.org](mailto:nocheltree@spokanecity.org)
3. Take a yard sign if you want. Consider a donation to Dennis to off-set cost
4. Contact neighbors from 11-14-23 Community Meeting – refer to the website, if they handwrote their names/are outside of the contact area they need to contact Melissa Owen, please ask them to write to City Council Representatives, and get their email/phone number so we can put them on our mailing list – to make sure they know that they need to write once the PUBLIC NOTIFICATION sign goes up and that they have a limited amount of time to do so. Time is of the essence.

## Out There Magazine can increase public awareness and support

Michael Smith <michaelsmithspok@aol.com>

Tue 1/23/2024 6:32 PM

To:michele Flynn <michele\_flynn@hotmail.com>;Dennis Flynn <dpflynn@hotmail.com>

*Out There Magazine* is locally published and a strong supporter of preserving natural habitats. This is an article they published praising Drumheller Springs Conservation Park. We should collectively contact *Out There Magazine* regarding the proposed development and the possible loss of the protective Buffer Zone adjoining the park.

The Best Spokane City Park You've Never Heard Of: DRUMHELLER SPRINGS By Nick Thomas  
September 21, 2016 <https://outthereoutdoors.com/the-best-city-park-youve-never-heard-of-drumheller-springs/>

Excerpts from the article:

“Perhaps, like me, you’ve caught brief glimpses of a mysterious, wooded slope as you cruise up and down Ash Street north of downtown Spokane. I’ve long assumed it was just someone’s yard. In fact, that’s Drumheller Springs Natural Park. There, trails wind through 12 acres of dry scabland and lush pockets of trees and plants where vernal pools appear through basalt bedrock...It’s hard to imagine Drumheller as anything other than pristine. I sat by a sprawling willow and tried to visualize it. Then a movement caught my eye — two deer, young bucks with velvety antlers. They eyed me warily, munching leaves as they moved along in near silence...On a recent weekday I spoke with Nick Wright,...A short, wiry man with intense eyes and a sincere smile, Wright was topping off a plastic water bottle from an easy-to-overlook pipe emerging below the upper meadow, at the foot of the new-looking staircase. “It’s cleaner than the Vatican,” he said. ‘This water is powerful.’”

**The spring water from Drumheller Springs is still pure and drinkable right from the source.**

“It’s hard to imagine Drumheller as anything other than pristine. I sat by a sprawling willow and tried to visualize it. Then a movement caught my eye — two deer, young bucks with velvety antlers. They eyed me warily, munching leaves as they moved along in near silence.”

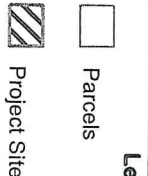
**Marc Gauthier, UCUT Wildlife Program Manager, has logged the amount of wild life and native plants thriving in Drumheller Springs Conservation Park.**

“Carole Parks is a science instructor at Spokane Community College. She studied Drumheller extensively for her zoology master’s thesis. Her research shows that native wildlife at Drumheller is declining, especially in springtime when the vernal pools dry up. Pacific tree frogs, water fowl, and deer still live here, but the long-toed salamanders that neighbors reported catching in decades past have all but disappeared. “I never saw a single one,” she said. When the pools dry, amphibians are driven into the yards of the surrounding neighborhoods where they must contend with urban threats such as pets, people, lawnmowers, vehicles, and exposure to pesticides and fertilizers.”

**Further development could adversely affect the springs and further damage the delicate ecosystem.**

“**Beyond the park boundary is a newly acquired buffer zone**, an extra layer of real estate where a house once stood, and Drumheller seems a little bit safer, at least in my imagination. All around, a city rushes by, oblivious, like a river parting around a grand, old tree.”

*Out There Magazine* is an important resource to increase public awareness and support for preventing irreparable damage to Drumheller Springs Conservation Park and its buffer zone.



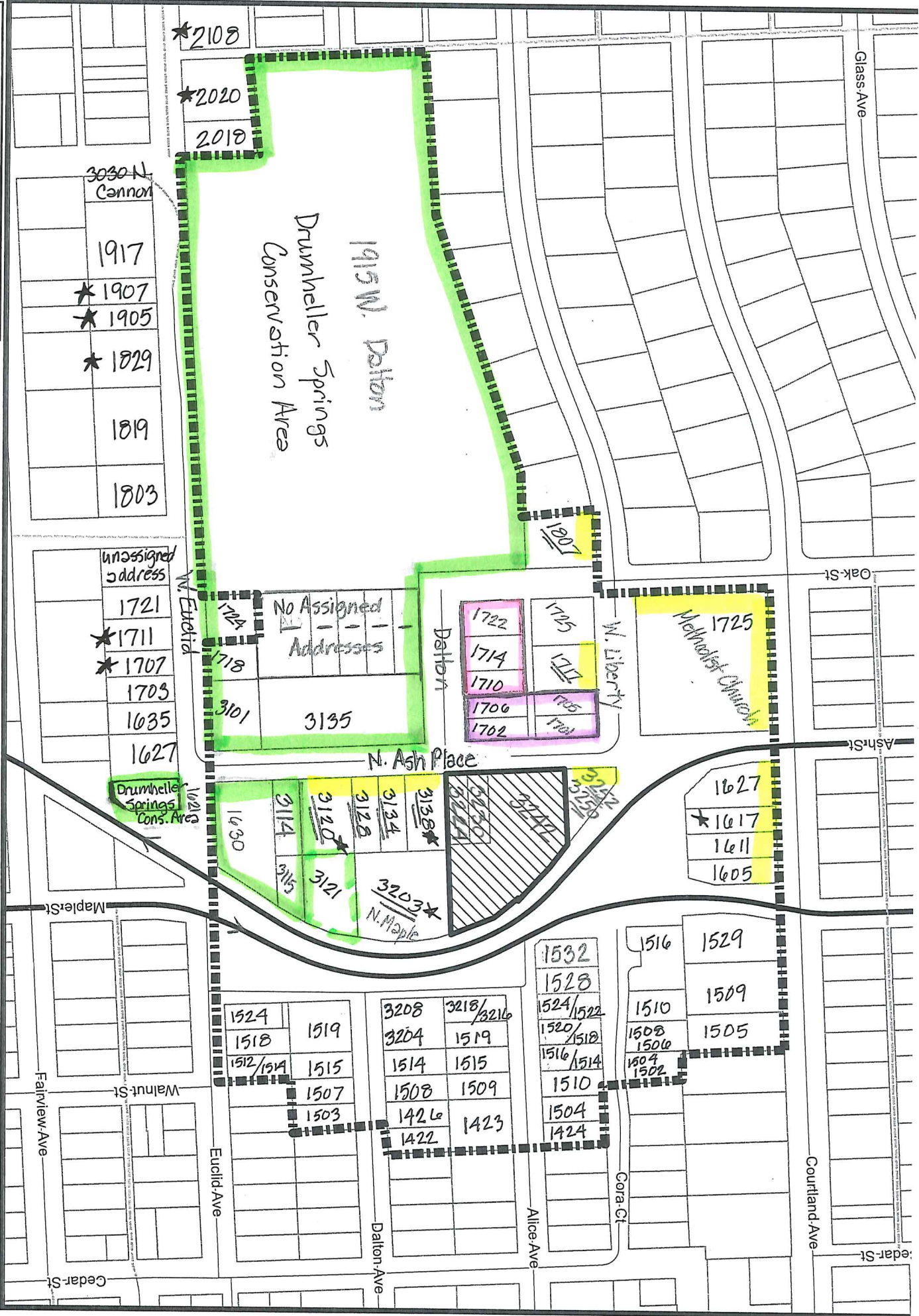
Legend



APPLICANT: Whipple Consulting Engineers  
PROPOSAL: Preliminary Plat for 21-Lot  
Tombaha District

★ Attended initial  
Community Mtg.  
11-14-23

Prepared by: DKd  
Date prepared: 10-9-23



\*2108  
\*2020  
2018

3030 N. Cannon  
1917  
\*1907  
\*1905  
\*1829  
1819  
1803

unassigned address  
1721  
\*1711  
\*1707  
1703  
1635  
1627

Drumheller Springs  
Conservation Area  
1915 W. Dalton

No Assigned  
Addresses  
Dalton  
3101  
3135

1722  
1714  
1710  
1706  
1702

1725  
Methodist Church

3138★  
3134  
3128  
3120★  
3114  
3115  
3121  
3203★  
N. Maple

1627  
★1617  
1611  
1605

1524  
1518  
1512/1514  
1519  
1515  
1507  
1503

3208  
3204  
1514  
1508  
1426  
1422

1532  
1528  
1524/1522  
1520/1518  
1516/1514  
1510  
1504  
1424

1516  
1529  
1510  
1509  
1505  
1508  
1506  
1504  
1502

Walnut St

Fairview Ave

Euclid Ave

Dalton Ave

Alice Ave

Cora Ct

Courtland Ave

Cedar St

Oak St

Ash St

Glass Ave

OwnerNameLabelFormat	SiteAddr	
First Free Methodist Church	1725 W Courtland Ave	
Etal Ferrer	1701 W Liberty Ave	
Etal Ferrer	1705 W Liberty Ave	
Hade Astefan & Rawaa Hanna	1722 W Dalton Ave	
Hade Astefan & Rawaa Hanna	1714 W Dalton Ave	
Hade Astefan & Rawaa Hanna	1710 W Dalton Ave	
Rafael Ferrer & Mary Lou Schmidt	1706 W Dalton Ave	
Rafael Ferrer & Mary Lou Schmidt	1702 W Dalton Ave	
Chin Day	1717 W Liberty Ave	
Hi & Yon Kim	1725 W Liberty Ave	
Spokane, City Of	3101 N Ash Pl	
Spokane, City Of	3135 N Ash Pl	
Spokane, City Of	1718 W Euclid	
Spokane, City Of	1724 W. Euclid	
Spokane, City Of		
Spokane, City Of		
Spokane, City Of		
Robert & Jennifer Leaming	1807 W Liberty Ave	
Spokane, City Of	1915 W Dalton Ave	
Moore Living Trust	1605 W Courtland Ave	
Kari Moore	1611 W Courtland Ave	
* Sheryl Lattimore	1617 W Courtland Ave	S Lattimore
Jacob Mathias	1627 W Courtland Ave	
Kathleen Lamarche	1505 W Courtland Ave	
Stephanie & Jacob Pernsteiner	1509 W Courtland Ave	
Larry & Betty Vandervert	1529 W Courtland Ave	
Sharon Satterfield	3250 N Ash Pl	
Grove Road LLC	3242 N Ash Pl	
Johnny Culver	1532 W Alice Ave	
Erin Herndon & Tanya Brown	1528 W Alice Ave	
Henry Figueroa	1522 W Alice Ave	
Henry Figueroa	1518 W Alice Ave	
Henry Figueroa	1514 W Alice Ave	

\* Attended initial Community Mtg 11-14-23

\* Drumheller Springs Conservation Area

\* Properties highly impacted by Proposed Proj.

Proposed Build Site ... Grove Road

Spokane Homes52 LLC	1510 W Alice Ave	
Urzi Living Trust	1504 W Alice Ave	
Robin Henager-Greene & Vincas Greene	1516 W Cora Ave	
Jeffrey Massnick	1502 W Cora Ct	
Jeffrey Massnick	1506 W Cora Ct	
April Storle	1510 W Cora Ct	
Aleksander & Sheylyn Karkhanin	1423 W Alice Ave	
Joann Bontrager-Friedman	1519 W Alice Ave	
Melissa Cox	3216 N Maple St	
Yen & Jan Wu	1514 W Dalton Ave	
Jordan Hansen	1508 W Dalton Ave	
Daniel Langlois	1426 W Dalton Ave	
Enes & Hatidza Mrkaljevic	1422 W Dalton Ave	
Connie Everett	3204 N Maple St	
Noah Simmons & Amanda Westlake	1509 W Alice Ave	
Kalispel Indian Community Of The Kalispe	1515 W Alice Ave	
Susan Davenport	1507 W Dalton Ave	
Beau Bianchi	1515 W Dalton Ave	
Patricia Delong	3114 N Maple St	
Travis Maroney	1524 W Euclid Ave	
Patricia Delong	1518 W Euclid Ave	
Chadrick & Melissa Horn	1512 W Euclid Ave	
Stephanie & Phillip May	1503 W Dalton Ave	
Bert & Un Swanson	1519 W Dalton Ave	
* Theodore & Kathryn Teske	3138 N Ash Pl	<i>Th &amp; K Teske</i>
Dylan & Alyssa Worlock	3134 N Ash Pl	
Donald & Collette McIntyre	3128 N Ash Pl	
* Michael Smith	3120 N Ash Pl	
Spokane, City Of	3114 N Ash Pl	
* Richard Whipps	3203 N Maple St	<i>Richard Whipps</i>
City Of Spokane Community Development	3121 N Maple St	
Spokane, City Of	3115 N Maple St	
Spokane, City Of	1530 W Euclid Ave	
Grove Road, LLC	3230 N Ash Pl	

\* Attended initial Community Mtg 11-14-23

\* Drumheller Springs Conservation Area

\* Properties highly impacted by Proposed Proj.

Proposed Build Site... Grove Road

Grove Road, LLC	3224 N Ash Pl	
Spokane, City Of	808 W Spokane Falls Blvd	
Vitug, Augustus/Naranjo, Yukina Monica	1424 W Alice Ave	
Malk F ELMOFF	2020 W EUCLID	Dark
Dennis Flynn	2108 W Euclid	
MARINI SOUHEM	1711 W EUCLID AVE	MA
TAHMI S RAY	1828 W EUCLID AVE	of Ray
TIM RAY	1829 W EUCLID AVE	Timothy
Fran Ray	1905 W Euclid	
Bobby X moff	1905 W Euclid	
Sarah Hughes / Shari Hughes	2312 W. Liberty Ave	Shari Hughes
Jay + Ken Hughes	2400 W. Courtland	Jay + Ken
Chick & Gwen Schubick	2123 W Dartmouth Ave	Chick & Gwen
JOHN + JENNIFER ROSE	1907 W Euclid Ave	John Rose
Jeff Stearns	3120 W Ash	Jeff Stearns
Sue + Tim		
Hibum Kim	224 N Dorset	Hibum Kim
Yoon Ae Kim		Yoon Ae Kim
KARL J BACHER	1920 Gordon	Karl Bacher
Jad St. Marie	1904 Courtland	Jad St. Marie
John Kufentz	3128 W. Ash Place	John Kufentz
Teresa Kufentz	3135 N. Ash Place	Teresa Kufentz
CARL BATTEN	1707 W EUCLID	Carl Batten
Leslie Batten	1707 W Euclid Ave	Leslie Batten

Within notification area

Proposed Build Site... Grove Road

? 1704 W. Courtland  
Brenda Lidstone

- ★ addresses along Drumbeller Springs NOT in notification area
- Attended Community Mtg 11-14-23