

Townhouse Development on Ash Place Meeting #5 AGENDA

Wednesday, February 7, 2024
6:00 pm-7:00 pm

Agenda:

Our Neighborhood Block Watch: 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.

1. The Detached Camper/trailer still there –WA90066AA – is STILL PARKED there.
 - a. Write to Zack Zappone and Kitty Klitzke – they are supposed to represent the community in which they serve. Maybe they can help us. It has been at least 5 weeks parked without help from our city.
2. Other suspicious cars – has there been an increase in this?
3. What can we do to protect each other?

Neighborhood Council - introduction

Townhouse Development - Getting the word out ...

1. 13 Yard signs are posted (one inside the park has disappeared) - 7 left to distribute
2. Postcards
3. Petition
4. Talk to neighbors.
 - a. Dennis contacted neighbors that attended Community Meeting from 11-14-2023.
 - b. Word is getting out, Karen Colvin sent picture of Moose and several other photos
 - c. Other Feedback to share

Tasks assigned from last meeting ...

1. Summary of Codes and Zoning Laws
 1. 17G.061.310: Land Use
 - i. Allowed under land use codes – requires an exemption to more than double allowed density
 - ii. Site Plan approval – this property is not suitable for this plan
 1. Location – too dense, limited emergency services access, one way out choke point
 2. Blasting blue basalt may impact naturally, historically, and culturally significant areas
 - iii. Adverse impact – blasting blue basalt may change Radon gas and underground water pathways/flows, causing damage (physical, valuation) to existing structures
 - iv. Cumulative impact – additional, similar developments on Drumheller Buffer Zone lots and privately owned lots that directly abut the Park the total impact may exceed what is allowed to the Shoreline
 - v. Protection of Designated Resources – view shed
 - vi. Compatibility with Adjacent Uses – no other townhouses in any other lot adjacent to Drumheller Springs Park – height, roof slope, HOA, private alley
 - vii. Strict application of the standard – there is nothing preventing developing this land similar to existing property
 - viii. Reasonably Satisfied objectives:
 1. Surrounding properties may suffer adverse effects via changes to the flow/path of Radon gas and/or underground water
 2. The appearance will conflict with surrounding property
 2. 17G.080.025: Subdivisions

- i. Public Safety – unsafe for emergency services; dead-end street with one way out is a traffic choke point/hazard
 - ii. Welfare – contrary to the welfare of the current neighborhood by violating neighborhood characteristics
 - iii. Drainage ways – runoff will be most difficult to control; potential damage to existing structures via alterations to existing Radon gas and underground water movements/pathways
 - iv. Sidewalks – no existing sidewalk
2. Radon Testing information
 3. Contact with Mary Verner, Candace Mumm, Mary Porter, other possible people that could help?
 4. Jenny is working on getting in touch with Toni Lodge, Native Project, who represents our Native American community – and will keep us posted when she hears back.
 5. Any news from Marc with UCUT?
 6. Out There Outdoors magazine – Michele contacted Derrick (derrick@outtheremonthly.com)
 7. Department of Ecology update ?

Moving forward:

1. Continue to write letters to City Council and anywhere else to bring attention to this situation.
 2. Continue researching – send research to Dennis to update website.
 3. Take/send pictures to Dennis to add to website.
 4. Out There Outdoors
 5. The Inlander
 6. Help Me Haley
 7. Department of Ecology →
- Spokane**

 - Receptionist — 509-329-3400
 - Media contact — Stephanie May, stephanie.may@ecy.wa.gov, 509-202-5674 ([Twitter](#))
 - Director — Brook Beeler, brook.beeler@ecy.wa.gov
 - Location — 4601 N. Monroe St., Spokane, WA 99205-1295 ([map to location](#))
8. KEEP A LOOK OUT FOR 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.

For All ... Check-List/To Do:

- 1. Continue to talk to neighbors – refer them to the website
 - Get them to also write letters to City Council, and Melissa Owen to get notifications
- 2. Write to our City Council Representatives, cc Giacobbe Byrd, Nicolette Ocheltree
 - *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."*
 - Zack Zappone, City Council Member, District 3 zzappone@spokanecity.org
 - Kitty Klitzke, City Council Member, District 3 kklitzke@spokanecity.org
 - Giacobbe Byrd, Director, City Council Office gbyrd@spokanecity.org
 - Nicolette Ocheltree, Manager of Housing and Homelessness Initiatives nocheltree@spokanecity.org
- 3. Take a yard sign if you want. Consider a donation to Dennis to off-set cost
- 4. Review the Spokane Municipal Codes for Land Use and Subdivision Decision Criteria
- 5. Postcards and mail/deliver