

Townhouse Development on Ash Place Meeting #3 AGENDA

Wednesday, January 10, 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 Owens 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?
- * Read documents provided by Michael regarding (attached and on the website):
 1. Drumheller Springs Buffer Zone Review in 2025!
 2. The Creation of a Drumheller Springs Conservation Park Historical District

Update Since Last Meeting:

1. Email sent on 12-30-23 from Melissa Owens
RE: **Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024** **Melissa Owens confirmed that this is the AGENCY COMMENT period and there will be another public comment period coming soon.*

Owner/Whipple submitted documents in mid-December - They were trying to get the application vested under the interim BOCA ordinance so they could then choose which regulations to follow ... the interim guidelines or the permanent guidelines – whichever one is chosen, will have to be followed in its entirety.

Interim Guidelines vs Permanent Guidelines (does anyone know the difference)

Dennis posted these documents to the website.

2. Michael Smith: Has done a ton of research and reading and has been in contact with the Wildlife Manager of Upper Columbia United Tribes. **See handout** of Four Possible Challenges to Whipple Consulting Engineers.

3. Don McIntyre: Reached out to key to key stakeholders and will follow up soon.
District 3, City Council Representatives: A few notes of interest - 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."
4. 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:
 - Abandoned 5th wheel trailer parked directly across from the proposed development.
 - Black SUV that drove around neighborhood last Sunday morning - WA license plate #BHE2047
5. Dennis Contacted Brad Boswell, one of the owners of the proposed project.
Engineerign is complete and all submitted to City - hope to have plat approval anytime.
Once approved and construction plans in place they'll decide on date to move forward with the build. No sort of price range for the final units or rough sketches of layout – “too preliminary”.
6. Other Information:
 - Community Meeting attendees?
 - Samples letters – Jack & Michele – Dennis posted on the website –
 - Contact builders – cost information?
 - Contact Candace Mumm, Mary Porter?

TO DO Checklist:

- 1. Check the Agencies and Departments and make contact with any they might possibly engage, asking them to submit comments of concern before 1/15//2024
- 2. Talk to two neighbors and get their contact information – email link to the website
 - o Get them to also write letters to City Council and Melissa Owen if they aren't on the list
- 3. 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
 - o Kitty Klitzke, City Council Member, District 3 kklitzke@spokanecity.org
 - o Giacobbe Byrd, Director, City Council Office gbyrd@spokanecity.org
 - o Nicolette Ocheltree, Manager of Housing and Homelessness Initiatives nocheltree@spokanecity.org
- 4. If you are not on the notification list, contact Melissa Owen, Planning and Development Services, 808 W Spokane Falls Blvd., Spokane, WA 99201-3329 mowen@spokanecity.org

