

Dennis and Michele,

Thank you again for hosting the neighbors tonight to start discussing a response to the proposed townhouse development on Ash Place.

As I mentioned, here are is the contact information for the two "Governors" of Grove Road, LLC:

Ron Thomas

[Q Home Loans](#)

1102 N. Monroe Street

Spokane, WA 99201

[509-216-3333](tel:509-216-3333)

mispokanebanker@yahoo.com (from LLC filing)

ron@qhomeloans.com (from Q Home Loans website)

Brad Boswell

[Re/Max Boswell Homes](#)

12810 E. Nora Ave., Suite E

Spokane Valley, WA 99216

[509-462-1062](tel:509-462-1062) (office)

[509-710-2024](tel:509-710-2024) (cell)

brad@boswellhomes.com

As for the SEPA process I mentioned at the meeting, here's my understanding of the process. The process is also outlined on this state

website: <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/basic-overview>.

The City staff like Melissa Owen would also be a great resource to check this process with to make sure this is how the

City handles it. It's been a few years since I've really had to track or comment on a SEPA application. If you want to get way into the weeds, here is the Spokane Municipal Code (SMC) section on Land Use Applications including

SEPA: <https://my.spokanecity.org/smc/?Chapter=17G.060>

Right now the applicant is putting together their permit package which includes a State Environmental Protection Act (SEPA) checklist on the environmental impacts of the project. When they get this done they will submit it to the City for review which includes an agency review period that was mentioned at the Community Meeting we attended. During this agency review period the checklist will be sent to the Audubon-Downriver Neighborhood Council for them to make comment on. We can submit comments to the council to submit on our behalf during that review period (I think it lasts two weeks). Once the agency comments are resolved, then the developer can make the public Notice of Application that starts the 14-day public comment period where anyone can send in comments. After that period closes, then they can respond to those comments and schedule the hearing before the Hearing Examiner. I am pretty sure that hearing should also allow for public comment to be taken.

After the hearing, the Hearing Examiner will look at all the information provided by the applicant, the agencies, and the public

and make a determination. They can do a Determination of Non-Significance (DNS) which means he accepts the information as submitted and sees no real issues with the environmental impact and they are free to proceed. They can also make a Mitigated Determination of Non-Significance (MDNS) which says they mostly see no issues, but has specific things they want addressed by the developer as they move forward to mitigate the environmental and neighborhood impacts. Or they can reject/deny the SEPA application with a Determination of Significance (DS) if there are major issues with the proposal. More often than not that kind of show stopping issue has been identified and addressed with the help of the City before it reaches the Hearing Examiner, so DNS or MDNS is the most likely outcome.

Once the determination is made, that starts at 14-day appeal window where agencies or groups can appeal the determination, but they have to have made comment during the comment period or hearing to have standing to appeal. I believe the appeal can be made administratively or judicially (in which case you'd have to retain a lawyer and be ready to support that financially).

In addition to the SEPA Checklist, it is possible to do a public records request for any other supporting documents or permit applications the developed is submitting to the City for their

development. It may be possible to look at those in comparison to Spokane Municipal Code (SMC) requirements for potential issues as well. Most of the it will be also covered in the SEPA, but sometimes you can find interesting things in there as well related to their grading, site design, etc.

Hope that helps, it's a lot to look at, but there is a process and the City staff should be able to confirm this and help you understand the points for input. Please let me know if you have any questions or need clarification.

Thanks,
Ted Teske
[509-990-5082](tel:509-990-5082)