

Ash Place Townhouse Proposal Meeting Minutes #1
Wednesday, November 29 @ 2108 West Euclid Avenue
6:00 pm - 7:00 pm

Attendance:

Dennis & Michele Flynn
John & Jenny Rose
Matt & Ann Smolinski
Michael & Phyllis Smith
Ted Teske
David Pettis
Don McIntyre

Next Meeting:

Tuesday, December 12th @ 6:00 pm @ 2108 West Euclid Avenue

Key take aways:

Most of us are outside of the official Notice of Community Meeting

Concerns on lot change

Concerns on environmental impact

For now, QUANTITY of letters with our concerns to City, Neighborhood Council, City Council is important (write, call, email – as many neighbors as we can get). We will focus on quality later.

Grove Road LLC – has two Governors:

Ron Thomas

[Q Home Loans](#)

1102 N. Monroe Street

Spokane, WA 99201

509-216-3333

myspokanebanker@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 (office)

509-710-2024 (cell)

brad@boswellhomes.com

Tasks:

Dennis & Michele: Compile contact list (including address, email, phone) list for the Notice of Public Hearing comment period (enclosed). Contact Grove Road Governors and inquire about purchase. Michele will also reach out to Victor, neighborhood block watch and COP shop representative.

Matt & Ann: Help going door to door with information – contacting neighbors.

Dennis & Ann: will walk next flyer

Michael & Phyllis: Contact UCT, Vermeer, Mum, also looking into Municipal Laws regarding environmental impacts.

Don McIntyre: Contacting Mary Porter – saving Drumheller Springs.

Ted Teske: Compiling flow of information and contacts for the hearing process – SEPA process (enclosed)

All: Contact Melissa Owen to get on notification list.

Goal:

Ask/include more neighbors within this discussion.

Pass out another flyer to all neighbors no later than 12-09 (attached – feedback please)

Flynn's & Smolinski's will work together to deliver to neighbors.

Contact (flood) the City, City Counsel, Neighborhood council with letters.

Information from Ted – SEPA process:

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.

Information from Dennis and Michele - **Contacts for comments:**

Planning and Development Services

Attn: Melissa Owen, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6063
Email: mowen@spokanecity.org

Audubon – Downriver Neighborhood Council

Meetings: 3rd Thursdays @ 6:30 pm at the Shadle Library Studio Room
Next Meeting: January 18

Jeff Stevens, Chair & Neighborhood Parks Representative

E-mail: audubondownriver@gmail.com

Phone Number: 509-218-6428

Dan Polson, Code Enforcement Officer

509-625-6066

dpolson@spokanecity.org

Spokane City Council

City Council Office City Hall, 7th floor 808 W. Spokane Falls Blvd. Spokane, WA 99201 509.625.6255 Email Us: citycouncil2@spokanecity.org	City Council – District 3 Representatives: Zach Zappone (Term 2022-2025) Karen Stratton (Term 2020-2023) <i>Karen will be replaced by:</i> Kitty Klitzke (2024-2027)
Council Staff: Giacobbe Byrd <i>Director, City Council Office</i> 509.625.6715 gbyrd@spokanecity.org Nicolette Ocheltree <i>Mngr of Housing & Homelessness Initiatives</i> 509.828.0522 nocheltree@spokanecity.org	Zack Zappone zzappone@spokanecity.org Karen Stratton kstratton@spokanecity.org Kitty Klitzke Will replace Karen Stratton