

Townhouse Development on Ash Place Meeting #3 Minutes

Meeting:

Wednesday, January 10, 2024
6:00 pm-7:00 pm

Attendance:

Michele Flynn
Dennis Flynn
Victor Frazier
Sheri Lattimore
Jim & Janie Harala
Ed Neary
Josh Frentzel
Tammi Ray
Jack & Joan Ohl

Next Meeting:

Wednesday, January 24, 2024 @ 6:00 pm
2108 West Euclid Avenue

Discussion:

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

Imperative that we all write to any agencies that we feel would be interested. DEADLINE for AGENCY COMMENT is JAN-15 – **4 days from now.**

There is a template online. <https://bit.ly/ashplace> or <https://concernedcompanion.com/Ash>

Dennis heard back from the State Historical Preservation Officer – see below:

Hi Dennis! It appears this was approved under the City's emergency housing ordinance. The City Historic Preservation Officer and the Spokane tribe have asked for an archaeological review before the project proceeds.

All the best

Allyson

Allyson Brooks Ph.D.
State Historic Preservation Officer/Executive Director
Dept. of Archaeology and Historic Preservation
360-480-6922

2. Michael Smith explained the research that he's done. PLEASE help him research, compile information, we need:
 - a. Environmental agencies
 - b. Geologists/Soils – where does the water come – we know that it pools in the park and saturates the land year-round (proof is the green grasses year round and frozen ponding)
 - c. If you have pictures of wildlife, foliage, insects, reptiles (blue-tailed lizard), etc. please send to Dennis and he will add to what he currently has.
3. Ed Nearly research cost analysis of project. It is cost efficient for the company to build with an average home cost (depending on the square footage) between \$250-\$300K for most units with potential for

larger units up to \$750K per unit. With 21 units/townhomes this is a lucrative proposal for Grove Road. (aka harder for us to fight)

4. Start or continue to write letters to the City Council – keep in mind what Klitzke and Zappone have previously published regarding housing development:
 - a. On 5-11-23 the Spokesman wrote that she (Klitzke) "also argued that neighborhood character shouldn't be disregarded in the pursuit of greater housing density" and on
 - b. 7-18-21 the paper wrote that he (Zappone) "wants to fast-track permitting that promotes development of housing ... such as townhomes and duplexes, that are affordable to millennial buyers."
5. Attached is the Sign-in sheet for the Initial Community Meeting with Whipple Construction. The first two pages consist of the people that live within the notification zone and the last page is those that live outside of the notification zone.
6. Jim and Janie offered for us to put a huge sign on their fence to notify neighbors that do not know about this.
 - a. Michele created a sign (needs some work) **PLEASE respond with comments.** *What other information should be on the sign? Deadlines??*
 - b. We could all have a yard sign in our front yards – cost is approximately \$16/sign. It takes about a week to make, sooner with an additional fee.
 - c. Goal is to get signs made and in yards before our next meeting (01-24)

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 01/15/2024
2. Talk to at least 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
5. Help Michael with research – we need to figure out where the water is coming from.

Draft Yard Sign:

QUESTIONS? CONCERNS?

<https://bit.ly/ashplace>

PROJECT SITE LOCATION:
PROPOSED LONG PLAT FOR
21 "TOWNHOUSES"
SINGLE-FAMILY HOME LOTS



Go to:
<https://bit.ly/ashplacesnip>
or scan QR Code below



**Impacts Our
Neighborhood &
Drumheller Spring Park:**

- ENVIRONMENTAL
- ZONING CHANGES
- CHARACTER
- INCREASED TRAFFIC
- INDIGENOUS CULTURE
- WILDLIFE