

Townhouse Development on Ash Place Meeting #4 Minutes

Meeting:

Wednesday, January 24, 2024
6:00 pm-7:00 pm

Next Meeting:

Wednesday, February 7, 2024 @ 6:00 pm
2108 West Euclid Avenue

Attendance:

Dennis & Michele Flynn, Sheri Lattimore, Ed Neary, Tammi Ray, Don McIntyre, Jack & Joan Ohl, John & Jenny Rose

Discussion:

1. Letters/emails written (nice job and **keep writing**) [See website for templates and email addresses.](#)

Letter to Don from City of Spokane, Melissa Owen. Key points:

Project website will be updated during the application process and will include any updated material:

<https://my.spokanecity.org/projects/ash-place-preliminary-long-plat>

The proposal is currently in the Agency review phase of the application process (step 5 of 11).

Public Comment will take place once the application is deemed “technically complete”. There will also be a public hearing on this matter.

A Cultural Resource Survey has been requested by the following agencies and will provide feedback to the City for incorporation into the record:

- WA Department of Archeology & Historic Preservation (DAHP)
- Spokane Tribe’s Historic Preservation Officer
- The City/County Historic Preservation Officer

City Municipal Code (SMC) provides the criteria under which the decision maker may approve, approve with conditions, or denied an application.

Email to Jack from Department of Ecology. Key points:

Shoreline criteria areas checklist state that the site is within 300 feet critical area.

SEPA checklist states that Drumheller Springs is located SW of the site, which contains two 500-year floodplains approximately 230 feet from the project site.

**National Wetland Inventory does not indicate any wetlands on site

**Spokane County Scout website does not indicate any wetlands on site

Development is being authorized under Spokane County Code. HOWEVER the County DID NOT reach out to Department of Ecology for input or technical assistance and are allowed to under their Criteria Area Code.

This could change depending on SEPA comments from other agencies and the public.

Question raised regarding impervious surfaces and how that will impact the hydrology of the site. Most likely need a more detailed study of where the water moves and how in the project area by a geologist or consultant to answer that question.

Potentially located on-site or within 300 feet of subject property, following items checked YES:

- * Fish & Wildlife Habitat
- * Wetlands
- * Geological Hazard
- * Floodplain and Floodway
- * Critical Aquifer Recharge

2. Topics that are of most concern and need more research:

- a. Dead End – safety (possibly write/inform Spokane Fire Department, Spokane Police Department, Spokane Utilities/City Street Crew) side note: It is required of the proposed project to get SFD to look at all new builds to ensure that there is fire hydrant BUT do they look any farther than the project? They need to know of the hazard of the dead-end.
 - b. Indigenous Lands – Micheal is in contact with UCUT – is there more we can do? The video in the “Out There” article has names that we can possibly reach out to – the more people that know what is proposed the better.
 - c. Zoning and Lot sizes (21 units on 1.3 acres seems like a lot)
 - d. Density laws – can we fight this?
3. Yards signs are located at the entrances of the park
 - a. A few were taken for peoples yards
 4. Possible Next steps:
 - a. Inlander
 - b. Help Me Haley
 - c. Department of Ecology has a Media Contact:

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](#) )

5. 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.

To do TASKS/ASSIGNMENTS due before next meeting:

Dennis will research and write a summary of Codes and Zoning Laws (feel free to help with this)

- Spokane County Code
- Criteria Area Code
- International Building Codes (the City has to follow these codes)
- Review the criteria under the Hearing Examiner which the Hearing Examiner will ultimately decide on this proposal. See 17G061.310 for type III applications (formerly under 17G.060) and 17G.080.025 for more information.
- Double-check wetlands in National Wetland Inventory & Spokane County Scout

Dennis and Michele will contact neighbors that attended Community Meeting from 11-14-2023 that haven’t been to our meeting to see if they want to be involved

Don will research Radon testing and will keep trying to get ahold of Mary Porter

Ed will continue to try to reach Candace Mumm.

Jenny will reach out to Toni Lodge and also try Candance Mumm.

Michael will coordinate a meeting with Marc with UCUT, Dennis, and Michele and will also reach out to “Out There” Magazine to see if they would want to write an article

Jack will continue to talk to the Department of Ecology – Marne & Haillie Ladd

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 if they outside of the contact area
- 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