

Townhouse Development on Ash Place Meeting #6 Minutes

Meeting:

Wednesday, February 21, 2024
6:00 pm-7:00 pm

Next Meeting:

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

Attendance:

Dennis & Michele Flynn, Don McIntyre, Michael Smith, Phyllis Peterson, Ed Neary, John Rose, Sheri Lattimore, Joseph & Becca Shields, Bob & Jenni Learning, Kristine Paoli, Jeff Stevens, LeeAnne Chaney, Myra Hilton, Sandra Roberts, Laine Tomsha

Thank you, neighbors, for all you are doing! IF you live outside of the notification area, please write Melissa Owen with the City Planning Department to get on the notification list. *Thank you for your donations to off-set cost for the yard signs! We really appreciate the donations; the cost is covered.*

Key Take-aways:

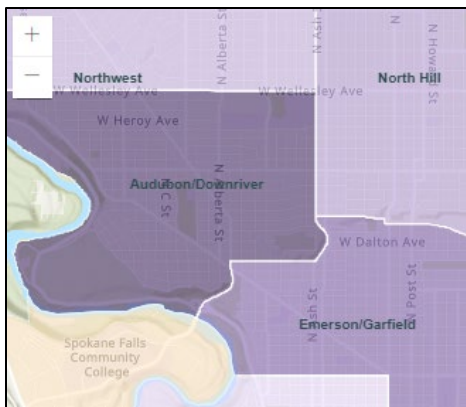
1. We understand the need for housing and want to be part of the solution.
 - a. For example, no objection. Neighborhood supported the Transitions Cottages that are two blocks west of Drumheller Springs park.
 - b. Provide housing but keep the look, integrity, and safety of the neighborhood.
2. Notice for the Public Hearing: When it comes time to talk at the hearing, we need to be very organized, highlighting 5 (or so) issues – our talking time will be limited – possibly 2-5 minutes per person - Different people have different talking points/areas of concern, then the last person can summarize all of the talking points. (See Dennis' draft letter attached.)
 - a. Decrease density of proposed 21 townhomes to 12 townhomes with an HOA.
 - b. Addition of emergency escape routes to build site.
 - c. Euclid – dead end. Create an additional escape route for current neighbors.
 - d. Traffic and pedestrian infrastructure improvements to the surrounding neighborhood.
 - e. Evaluation of appropriate storm water runoff.
 - f. Bond for damages to current homes due to excavation, construction, and other related activities that impact the exiting flow of natural fluids (water) and gas (radon).
 - i. Foundation and footing damage to current homes caused by drilling.
 - ii. Cracks in foundation, ceilings, and walls – things falling off the walls due to drilling.

Discussions:

1. Kristine talked about Garland neighborhood. Prior to the development of the 60-unit apartment complex that has no parking, she asked the City Planning Department 13 questions that were later answered with an Addenda to each question - so the build could continue.
2. Whipple and the City Planning Departments 400 ft Notification Zone should be a talking point.
 - a. Homeowners most affected were not included in the notification zone.
 - b. To be good stewards and to be equitable, those neighbors that would be most impacted should be contacted.
3. Bob & Jenni said that when the city interconnected the water for fire hydrants the project was estimated to take a week or two and it took over 2 months because of the basalt flow.
 - a. They had things falling off their walls, cracks in ceiling, and foundation.
 - b. Recommended that neighbors get a Home Inspection.
4. Letter from an attorney may help. Michele will investigate who a south hill neighborhood hired.
5. Land Use Meeting, 4th Thursday @ 5:30 at the West Central Community Center. Zack Zappone and Kitty Klitzke will be there. Jeff will attend. It is open to the public, anyone can attend.

Meeting Notes from agenda topics:

1. *NEW – Triplexes in the Park: Real Estate, lots, in Drumheller Springs:*
 - * There are 8 empty lots, 3 are currently for sale and being looked at to purchase and build a triplex on each of the lots.
 - * Due to the City of Spokane's zoning laws and code changes, all properties have potential to become multi-family developments.
 - * Marc at UCUT is aware and will be in contact with Michael with next steps.
 - * Other possible avenues for contact Spokane Tribes (Native, Conservation, Historical) Department of Ecology (Wetlands).
2. *Neighborhood Council - update from Jeff Stevens:*
 - * Jeff has been in contact with Melissa Owen with the City Planning Department, they are still waiting to hear back from a few Agencies.
 - * Audubon/Downriver Neighborhood Council may vote in March and would like a motion written prior to the meeting.
 - * Jeff will bring a motion to the Hearing Examiner and City Council on behalf of the Audubon/Downriver Neighborhood Council.
 - What makes sense for the Council to say? Jeff and Dennis will work on a draft for next meeting and elaborating on why the council feels that way – not the same as what we are saying but not separate either.
 - This letter can be revised and updated later if ideas change, and/or
 - More neighbors attend meetings and are able to vote.
 - * Jeff will contact North Hill Neighborhood Council and Emerson/Garfield Neighborhood Council to see if they would be interested in helping us.
 - * Jeff is meeting with Kitty Klitzke and will invite her to our meeting, as well as discuss the proposed project and our concerns.
 - * If you happen to live outside Audubon/Downriver Neighborhood, please consider supporting us by bringing this proposed development up at your Neighborhood Council meeting.



Neighborhood council Meetings:

Audubon/Downriver Meetings: 3rd Thursday of the month, starts at 6:30 p.m. at the Shadle Library, 2111 W Wellesley.

North Hill Meetings: 2nd Thursday of the month, starts at 6:30 p.m. at The Gathering House, 733 W Garland.

Emerson/Garfield Meetings: 2nd Wednesday of the month, starts at 6:00 p.m. at the Corbin Senior Center, 827 W Cleveland.

3. *Draft letter to Hearing Examiner, written by Dennis:*
 - * Please review – let Dennis know of changes and additions. This will be one of our main topics next meeting.
 - * Add: Safety issue home along Euclid – dead end street.
 - * Add: Basalt flow, increased drilling time and damage to foundations, walls, ceilings.
4. *Other:*
 - * Conservation Future – typically deals with very large pieces of land/property.
 - * Future-wise – Kitty Klitzke came from there. Jeff will ask about it when he meets with her on Friday.
 - * NW Conservation – Michael will look into this and see if they can do anything.

To do TASKS/ASSIGNMENTS due before next meeting:

1. Dennis and Jeff – will write a draft motion.
2. Jeff is meeting with Kitty Klitzke and will ask about Future-wise and will invite her to our next meeting, as well as get her input/insite on the proposed project.
3. Dennis will add any changes/additions to his letter as he receives information from us.
4. Michael will continue to work with Marc at UCUT.
5. Michael will look into NW Conservation
6. John will contact Carol Evans and Toni Lodge from the Spokane Tribes.
7. Michele will investigate attorneys that would be willing to write a letter.
8. All: read Dennis' letter. Send him feedback.
9. All: continue to talk to neighbors (Michele has extra postcards if you need).
10. All: write to the City Council, possibly change from rejecting the townhouse project altogether to understanding the need for housing but to reduce the density to 12 townhomes.
11. LOOK OUT FOR PUBLIC NOTICE! If you see a big sign go up, please email the group ASAP!