

# Townhouse Development on Ash Place Meeting #7 Minutes

## Meeting:

Wednesday, March 6, 2024  
6:00 pm-7:00 pm

## Next Meeting:

*We are combining our meeting with Audubon-Downriver Neighborhood Council Meeting – mtg starts @ 6:30 pm.*

**Please be there at 6:00pm so we can gather and talk briefly about things.**

**Thursday, March 21 @ Shadle Library – 6:00 pm** happy hour  
6:30 pm meeting begins

## Attendance:

Dennis & Michele Flynn, Michael Smith, Phyllis Peterson, Ed Neary, Nancy Huck, Tammi Ray, John & Jenny Rose, Jeff Stevens, LeeAnne Chaney, Sandra Roberts, Ken & Patty Hughey, Marni Solheim, Jack & Joan Ohl

**Neighbors - THANK YOU for all you are doing – talking to neighbors/spreading the word, attending our meetings, raising concerns, doing research, contacting ‘agencies’, putting yards signs in your yards, etc! You are appreciated!** Hang in there. 😊 We can make a difference.

## Key Take-aways:

- Audubon/Downriver Neighborhood Council: There will be a vote on March 21 regarding Ash Place Townhouse Proposal - Dennis drafted a letter and Jeff modified it; Jeff will make additional edits before the Neighborhood Council meeting. Here’s a link to the version we reviewed:  
[https://concernedcompanions.com/gallery/DRAFT\\_LetterFromNeighborhoodCouncil\\_20240306.pdf](https://concernedcompanions.com/gallery/DRAFT_LetterFromNeighborhoodCouncil_20240306.pdf)
  - We decided to vote this month in case Notification for Public Comment goes up prior to the April meeting.
  - This letter can be changed at the next Neighborhood Council meeting if want to make changes.
  - Please read over the draft letter and if you have anything you want to add/change bring it up when the proposed vote is presented. \*Remember we can edit it later too.
  - NOTE: The neighborhood council’s focus is strictly on the build site. Our other concerns will be addressed at the Public Hearing.
- Notice for the Public Hearing: Date unknown – keep a look out.  
*What we know:*
  - ‘Agency’ comment period ended on January 15, the City Planning Department has until March 15 to respond to any agency comments. This means that the Notice for Public Hearing could be posted at any time after.
  - When the sign goes up, we will have 15 days to write our concerns. This is the only way to get a voice at the hearing. We need all of us to have a voice.*What we can do:*
  - Be prepared.
  - Pick topic(s) that you feel passionate about and start writing your letter(s). You can use Dennis’s draft letter as a jumping off point:  
[https://concernedcompanions.com/gallery/DRAFT\\_LetterToHearingExaminder\\_20240220.pdf](https://concernedcompanions.com/gallery/DRAFT_LetterToHearingExaminder_20240220.pdf)
  - Talking points/topics we have talked about being most important and are part of Dennis’ draft letter are as follows:

- a. Decrease density of proposed 21 townhomes to \_\_\_ townhomes with an HOA.
- b. Addition of emergency escape routes to build site, and for neighbors on the dead-end of Euclid.
- c. Traffic and pedestrian infrastructure improvements to the surrounding neighborhood.
- d. Evaluation of appropriate storm water runoff.
- e. Ecology, wetlands, buffer zone, wildlife habitat, flora & fauna, etc.
- 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. Damages (i.e. foundation and footings, structural, cosmetic) to current homes caused by excavation, as well as personal items.
  - ii. Damages due to redirection of underlying gas and liquid pathways.

We did not talk about this at our last meeting, but we have in the past and I think it is worth adding to our topics of concern when responding to the Notice for Public Hearing:

\* 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.

### **Discussions:**

2. Jeff has been in contact with Melissa Owen, City Planning Department. They are still waiting to reply to agency comment. Melissa gave Jeff all the comments and will share with Dennis. \*Dennis will post on the website.
3. Jeff met with Kitty Klitzke. Her husband is \_\_\_\_\_. This creates a conflict of interest; she did not have anything to say.
4. Jeff reached out to North Hill Neighborhood Council and Emerson/Garfield Neighborhood Council – they do not feel that this issue is part of their neighborhood concerns. We (Dennis) may send them a letter anyway (basically his current draft letter) asking for their support as this type of build will be affecting them since the city has made these zoning and density changes.
5. Buffer zone and wetland zoning is not a requirement for this build site – Ash Place Townhouse Development BUT will be for the lots that are inside the park. It sounds like the Department of Ecology does NOT actually do anything regarding regulations or zoning.
6. John and Jenny contacted Randy Abrahamson, Tribal Historical Preservation Office. He is very interested and will be glad to be a part of our group and share during public comment. \*Jeff indicated that Randy was one of the letters written to the City during the ‘agency comment period’. (Carol Evans no longer works with the tribe.) John and Jenny are still trying to get ahold of Toni Lodge.

### **To do:**

1. Draft letter to Hearing Examiner, written by Dennis – continued from February 21 meeting:
  - \* Please review – let Dennis know of changes and additions.
  - \* Add: Safety issue home along Euclid – dead end street.
  - \* Add: Basalt flow, increased drilling time and damage to foundations, walls, ceilings.
2. All: Start writing your letters – talking point – for the Public Hearing. We need to be prepared and ready to write letter and then to talk during the hearing.
3. LOOK OUT FOR PUBLIC NOTICE! If you see a big sign go up, please email the group ASAP!