

## Ash Place Townhouse Proposal Timeline

**Applicant:**

Whipple Consulting Engineers  
21 S Pines Rd  
Spokane Valley, WA 99206  
509-893-2617  
[info@whipplece.com](mailto:info@whipplece.com)

**Owner:**

Grove Road, LLC  
1102 N Monroe St.  
Spokane, WA 99201

**Grove Road, LLC – has 2 Governors:**

Ron Thomas  
Q Home Loans  
1102 N. Monroe Street  
Spokane, WA 99201  
509-216-3333  
[myspokanebanker@yahoo.com](mailto:myspokanebanker@yahoo.com)  
(from LLC filing)  
[ron@qhomeloans.com](mailto: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](mailto:brad@boswellhomes.com)

**File Number:** None Assigned Yet

**Location Description:**

3242, 3230, 3224 N Ash Place, between N. Ash Place and N. Ash Street just southeast of the intersection of W. Liberty Avenue and N. Ash Place (parcels 25014.4207, 25014.4701, 25014.4702)

**Description of Proposal:**

The applicant is proposing a new preliminary long plat of 21 lots on roughly 1.32 Acres utilizing the City's Interim Zoning Ordinance C36232 – please refer to SMC Chapter 17C.400 – Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1). Lots are proposed for construction of “attached” housing units as defined in SMC 17A.020.010. This proposal requires a Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

**SEPA (State Environmental Policy Act):** To be processed with the long plat application

**Current Zoning:** RSF (Residential Single Family)

**Public Hearing Process:**

Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the application and public hearing. A Notice of Application will be posted on the property and mailed to property owners, taxpayers and occupants within four hundred feet of the subject property. This Notice of Application will initiate a 15-day public comment period, in which interested persons may submit written comments to the address of the City Staff, which appears at the beginning of this document. At the time of public comment, the applicant will also provide Notice of Public Hearing. This combined notice of application and public hearing will contain the date, time and location of the public hearing. Written comments and oral testimony at the subsequent public hearing for this proposed action will be made part of the public record. Comments will be considered on this application and any environmental issues including SEPA or documents related to it. Only the applicant, persons submitting written comments and persons testifying at a hearing may appeal the decision of the Hearing Examiner.

Information only.  
Applicant is required  
to do this step.  
✓

**Tuesday, November 14 - Community Meeting**

**Purpose:** to discuss the proposal for a preliminary lot plat for 21 new single-family lots for “attached” housing units utilizing the City’s Interim Zoning Ordinance C36232 under SMC Chapter 17C.400– Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1). This preliminary long plat will be processed as a Type III application and will require a public hearing before the City Hearing Examiner

**Wednesday, November 29 – Neighborhood Meeting #1**

Gathering information, informing neighbors, etc.

Once the Community Mtg  
has been completed, the  
applicant is authorized to  
make application to the City  
of Spokane for the review  
of the application and  
public hearing.

Did this happen?

**Tuesday, December 12 – Neighborhood Meeting #2**

Start writing letters to City Council members, City of Spokane, Audubon-Downriver Neighborhood Council – bombard them ... **think QUANTITY**  
Continue to contact and inform neighbors  
SEPA  
Zoning Laws

**Wednesday, January 10? – Neighborhood Meeting #3**

Continue writing letters to City Council members, City of Spokane, Audubon-Downriver Neighborhood Council ... **think QUANTITY**  
Letters – start to think about **QUALITY**, have letters ready for Public Comment.  
Continue to contact and inform neighbors

**NOTE:** The 400 feet of occupancy **excludes** many neighbors.  
Contact Melissa Owens to receive information.  
A Notice of Application sign will also be posted.  
This starts our 15 day countdown.

A Notice of Application  
will be posted on the  
property and mailed to  
property owners, taxpayers  
and occupants within four  
hundred feet of the subject  
property.

We will have only **15 days from this point to** submit written comments to:  
Planning and Development Services  
Attn: Melissa Owen, Assistant Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329  
Email: [mowen@spokanecity.org](mailto:mowen@spokanecity.org)

Signage posted – Day 1  
Date to be determined

**15 days of Public Comment – time for QUALITY letters**

this is COMBINED

Notice of Application & Notice for Public Hearing

Applicant: Whipple provides info for hearing

date:

time:

location:

Only the applicant (Whipple), persons submitting written comments and persons testifying at a hearing may appeal the decision of the Hearing Examiner.

**To have a chance to speak**, you **NEED** to write during this **15 day period of public comment**. This will be made part of the public record and will be considered on this application.

Signage removed – Day 15

**Hearing Examination**  
Spring 2024

Only those living within the notification zone AND those that wrote letters will be notified. ONLY those that wrote letters during the 15 day public hearing will be able to speak and be made part of public record.

**Ground Breaking**  
Fall 2024

If are voices are NOT heard.