

**STAFF REPORT ON PRELIMINARY LONG PLAT “ASH PLACE”
TYPE III APPLICATION
FILE NO. Z23-587PPLT**

I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

DESCRIPTION OF PROPOSAL: The applicant, Whipple Consulting Engineers, Inc. with permission of Grove Road LLC. proposes to subdivide three parcels (a total of 1.32 acres) in the RSF zone (R1 effective 01/01/24) into 20 lots (and 4 tracts) for the purpose of constructing attached housing under the City’s Interim Zoning ordinance found in chapter 17C.400 – Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1). The proposal is served by public streets and includes a private driveway access from N. Ash Place for lots fronting N. Ash Street. Private water and sewer utilities will serve proposed lots.

RECOMMENDATION: Staff recommends approval of this application subject to the conditions outlined in this report. The conditions provided herein are intended to ensure that the project is consistent with the City’s Comprehensive Plan and Development Regulations.

II. GENERAL INFORMATION:

- A. Applicant/Agent: Whipple Consulting Engineers, Inc. – Todd Whipple
21 S Pines Rd.
Spokane Valley WA 99206
509-893-2617
info@whipplece.com
- B. Property Owner(s): Grove Road LLC
1102 N Monroe St.
Spokane, WA 99201
brad@boswellhomes.com;
myspokanebanker@yahoo.com
- C. Location of Proposal: 3242, 3230, and 3224 N Ash Place (Parcels 25014.4207/
.4701/.4702); SE 1/4 S.01, T.25N., R.42E., W.M
- D. Existing Zoning: R1 (formerly Residential Single Family, RSF)
- E. Land Use Plan Designation: Residential Low
- F. SEPA Status: An DNS was issued on February 21, 2025 under
Options DNS per WAC 197-11-355. Appeal Deadline
March 07, 2025.
- G. Enabling Zoning: SMC 17C.110 – Residential Development;
SMC 17C.111 - Residential Zones;
SMC 17C.400 – Interim Zoning Ordinance;
SMC 17G.060 – Land Use Application Procedures;
SMC 17G.080 – Subdivisions; and,
SMC 17E – Environmental Standards

H. Hearing Date: March 13, 2025, 9:00 AM

I. Staff Contact: Melissa Owen, Planner II, (509) 625-6063

III. FINDINGS OF FACT:

A. **Project Description:** Todd Whipple, Whipple Consulting Engineers, Inc. (on behalf of Grove Road LLC), applied for a Preliminary Long Plat on December 20, 2023.

The applicant is proposing to subdivide three parcels (a total of 1.32 acres) in the RSF zone (R1 effective 01/01/24) into 20 lots and 4 tracts for the purpose of constructing attached housing under the City’s Interim Zoning ordinance found in chapter 17C.400 – Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1).

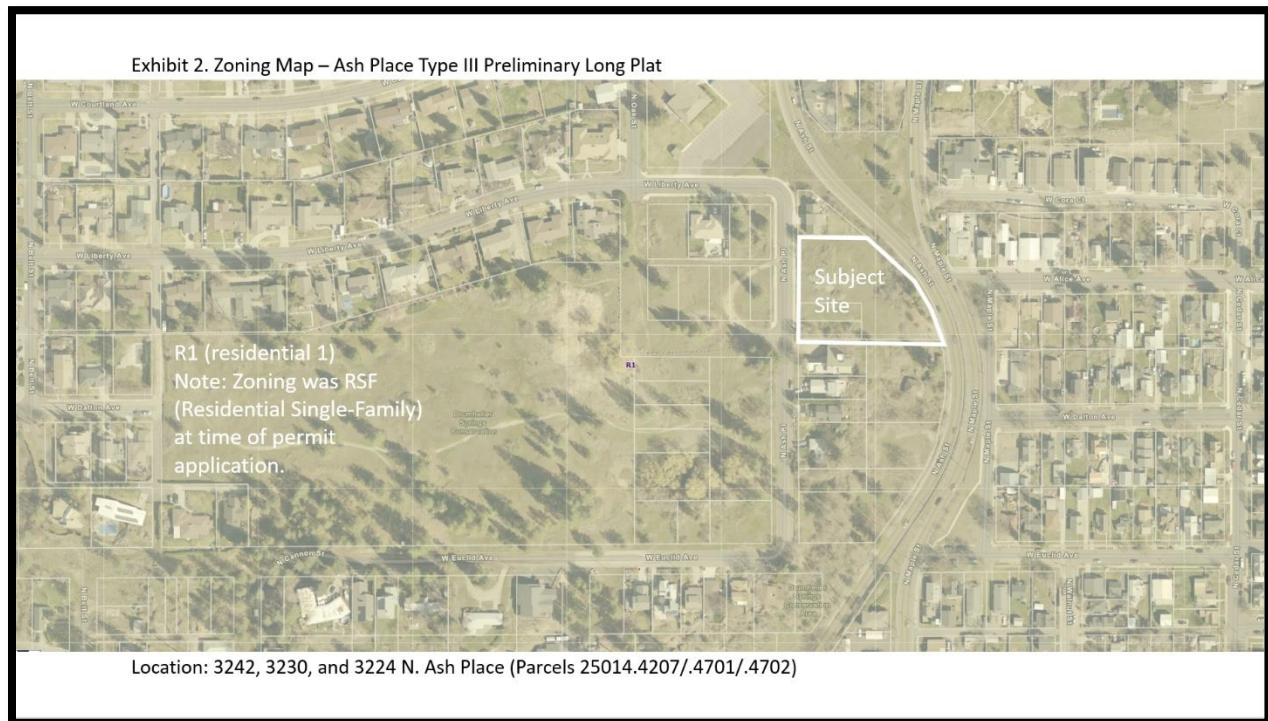
The proposal is served by public streets and includes a private driveway access from N. Ash Place for lots fronting N. Ash Street. The private driveway, designed and constructed to accommodate Fire/EMS and Refuse Collection vehicles, also provide access to any on-site parking proposed for the development. A combination of public sidewalks and internal paths will provide pedestrian connectivity. Private water and sewer utilities will be located in the private driveway.

B. **Site Description:** The subject property is generally located between N. Ash Street to the east, N. Ash Place to the west, W. Liberty Ave to the north and unimproved W Dalton to the south.

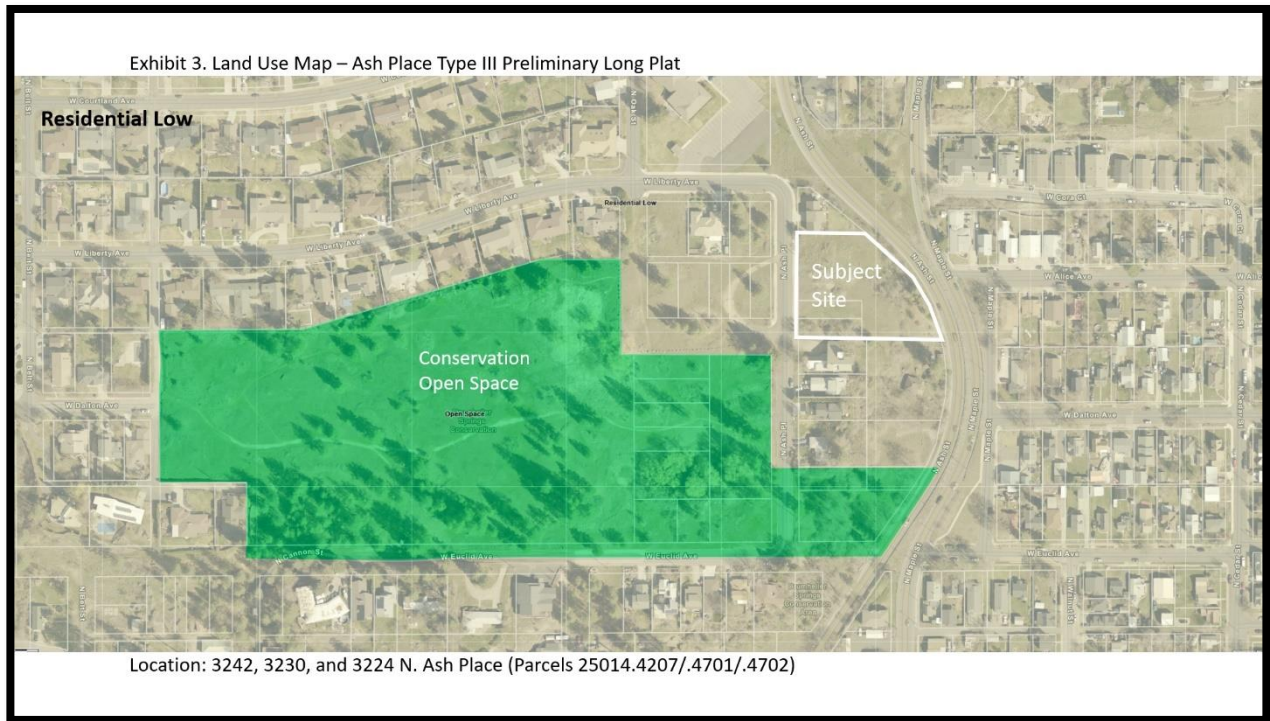


C. The proposed project is made up of multiple parcels including 25014.4207, 25014.4701, and 25014.4702 addressed as 3242, 3230, and 3224 N Ash Place.

D. The subject property and adjoining properties are zoned R1 (Residential 1).



- E. Prior to January 1, 2024 (and at time of application submittal) the site and surrounding area was zoned RSF – Residential Single-family. Prior to 2006, the subject site was zoned both R1 – One-family Residential Zone (parcels 25014.4701 and 25014.4702) and R2-L – Limited Two-Family Residence Zone (parcel 25014.4207).
- F. Adjacent land uses are single-family homes, vacant lots, and Drumheller Springs Conservation Area – a City of Spokane Parks Department property identified as a public natural land protected in its natural state. A church is located just to the northwest of the subject site.
- G. Public right of way directly adjacent to the site include N. Ash Street and N. Ash Place; however, vehicular access to N Ash Street to serve proposed lots 1-10 block 3 is prohibited. As such the project proposes a private driveway to serve proposed lots for the purpose of on-site parking, Fire/EMS and solid waste collection. The project will be responsible for limited improvements to N. Ash Place including new separated sidewalk with street trees in front of the project site as well as an internal pedestrian connection to lots with frontage on N. Ash Street.
- H. The land use map designation effective 09/06/23 is Residential Low (Z23-112COMP). Areas affected included all properties designated for residential development with text amendments to Chapter 3, Land Use.



- I. Applicable Zoning Regulations include: SMC 17C.110 Residential Development; 17C.111 Residential Zones, 17C.400 Interim Zoning Regulations, SMC 17G.060 Land Use Application Procedures; SMC 17G.080 Subdivisions; and 17E Environmental Standards. SMC 17E.010 Critical Aquifer Recharge Areas; SMC 17E.020 Fish and Wildlife Conservation Areas, SMC 17E.040 Spokane Geologically Hazardous Areas; and SMC 17E.050 SEPA; and 17E.070 Wetlands were all reviewed for compliance.
- J. Procedural Requirements (all procedural requirements have been met):
 - a. Predevelopment was held on March 16, 2023 (B23M0038PDEV);
 - b. A Community Meetings was held on this proposal at 6 PM on November 14, 2023, at the West Central Community Center located at 1603 N Belt Street;
 - c. Application was submitted on December 20, 2023;
 - d. A total of four (X4) Agency Request for Comment notices were sent to Departments and Agencies between December 29, 2023, and the 4th and final Agency Comment period (specific to City Planning, Engineering) on December 15, 2024. The applicant submitted and updated map to the city in response one final comment from engineering in the 4th agency review. No formal RFC was completed in association with the required minor map revision. The applicant was notified in writing that the application was deemed technically complete on January 16, 2025;
 - e. Combine Notice of Application, Noice of SEPA Application, and Public Hearing were posted/mailed/signed on or before February 3, 2025;
 - f. Required Newspaper notices were printed in the Spokesman Review on January 28, 2025, and February 4th, 2025;
 - g. The 15-day Public Comment Period began on February 3, 2025. The Public Comment Period on this application and any environmental issues related to it ended on February 18, 2024;

- h. A final SEPA DNS was issued on February 21, 2025 (14-day appeal period will end on March 7, 2025, at 5 pm). The DNS was issued under the optional DNS process in WAC 197-11-355. As of the date of this staff report, no appeals have been received; however, an appeal is anticipated based on email communications in an interested party.

IV. DEPARTMENT REPORTS

Notice and request for comments were sent to the City departments and outside agencies concerned with land development as noted above. Copies of reports from those who responded to the notice and request for comments are a part of the file for reference (see Exhibits 8 and 9).

V. PUBLIC COMMENT

A combine Notice of Application, SEPA notice of Application (anticipated DNS or MDNS), and Public Hearing was posted/mailed on or before February 3, 2025, and the public comment period ran through February 18, 2024. More than twenty interested parties provided individual comment on the proposal. Comments received included a letter with signatures from over 130 residents – some who provided individual comments also provided their signature on the joint letter. Comments received during the public comment period and through February 26th, 2025, are part of the file for reference (see Exhibit 11.a.). A variety of concerns were expressed in comments from nearby residents opposed to the project including, but not limited to: neighborhood character, emergency access, historic context of Drumheller Springs, density/over development, traffic/congestion, parking, park conservation, wildlife, blasting, views, noise, crime, stormwater, and damage to wetland/springs, etc.

VI. CONCLUSIONS

The Spokane Municipal Code has established decision criteria for Subdivisions. The application materials also include the applicant's responses to the criteria. The following is staff's analysis of the proposal considering the decision criteria.

The following evaluation is based on the land use codes in place at time of application submittal including, but not limited to the site's zoning designation – Residential Single-family (RSF) – under SMC 17C.110 and the interim zoning code SMC 17C.400 under which this application was submitted.

Please note that the proposal is vested under the interim zoning code SMC.17C.400 (Ordinance No. C36232). Consistent with RCW 58.17.033(1) and RCW 58.17.170(2)(a), structures approved for development under SMC.17C.400 (Ordinance No. C36232) may elect to meet all applicable development and design standards in accordance with Sections 17C 400.010-.030 adopted by Ordinance No. C36232 in its entirety for a period of five years following final plat filing, or all the applicable residential development and design standards listed in SMC 17C in its entirety. After 5 years from final plat filing, adopted standards at time of permit apply.

LONG PLAT – DECISION CRITERIA SMC 17G.061.310 SUBSECTIONS C AND 17G.080.025 (FORMERLY 17G.060.170 SUBSECTIONS C AND D5)

1. *The proposal is allowed under the provisions of the land use codes. SMC 17G.060.170(C)(1)*

Relevant Facts:

The proposal is for twenty (x20) lots for residential single-family development (attached homes) and four (x4) tracts on 1.32 acres of land using the City's interim zoning ordinance 17C.400. The proposed use is allowed R1 zone (formally RSF at time of permit).

SMC 17C.110.030 Characteristics of Residential zones describe the RSF zone as a low-density

single-family residential zone. It allows a minimum of four and a maximum of ten dwelling units per acre. One- and two-story buildings characterize the allowed housing. The major type of new development will be attached and detached single-family residences. In appropriate areas, more compact development patterns are permitted. The R1 zone (RSF zone at time of permit) is applied to areas that are designated residential low on the land use plan map of the comprehensive plan.

SMC 17C.400.010 Pilot Low-Intensity Residential Development Standards states that following purpose of the interim code: Low-intensity residential buildings, including single-family residential buildings, duplexes, multi-family residential structures of three or four units, and attached houses, are all compatible building types within a neighborhood. The standards of this section allow for greater variety of housing and increased capacity for new housing.

17C.400.010 defines low intensity residential buildings as including the following housing types: Detached single-family residential buildings, duplexes, multi-family residential structures of three or four units, and attached houses. This proposal is for attached housing which is a form of single-family residential development described in 17A.020.010 SMC as two or more dwelling units that are single-unit residences on individual lots attached by a common wall at a shared property line. Attached housing is also known as townhouses, townhomes, or row houses.

Pursuant to 17C.400.010(C), in the event of a conflict, the provisions of this chapter (17C.400) supersede the standards and requirements of other sections of Title 17 SMC for residential zones. 17C.400.010(C)(3&5) goes on to state attached house shall be permitted on all lots in the RSF zone and that lots that conform to the applicable development standards of 17C.400.010 shall be considered to meet the maximum density requirements.

Additional standards under 17C.400.010 (E)(4&5) state that Subdivisions approved under this section shall meet the lot dimensions listed in Table 17C.400-1 and that there is no limit to the number of consecutive attached houses. The below lot development detail is found in table 17C.400-1 and in the additional standards section of 17C.400.010 for attached housing.

Lots proposed under the application meet all development standards for attached housing units in the RSF zone – See Table 17C.400-1.

Lot size.

The minimum lot size for attached housing units is 1,280 SF. The minimum lot width with alley parking and no curb cut in the street is 16’ and lot depth is a minimum 80’. Per table 17C.400-1 a private shared driveway providing access to the rear of a grouping of attached houses also meets the requirement for alley parking.

Density.

Density is presumed to be met based on 17C.400.010(C)(5) Applicability. The proposed gross density of this proposal is 15 units per acre (net density approximately 19 units/acre).

Height.

The maximum roof height for all units is 40’ with a maximum wall height of 35’.

Building coverage.

There is no maximum coverage for attached homes development under 17C.400. Impervious

surface coverage associated with all structures, parking and maneuvering areas, and other impervious surface are review for compliance with the City’s adopted stormwater codes.

Setbacks (pursuant to 17C.400).

The minimum Front Yard setback is 15’ (with ability to extend required front covered porch/stoop, up to 6’ into the required setbacks). The Rear Yard setback to living space is 25’. Per 17C.400.010(E)(4)(b) on interior lots, the side lot line setback for the side containing the common wall is reduced to zero. The setback to lots lines at the exterior of the property is 3’ consistent with table 17C.110-3 found in 17C.110.200 for lots 40’ wide and less.

Foor Area.

Per 17C.400.010(E)(5)(d) there is no Floor Area Ratio (FAR) maximum for attached houses.

Access and Off-street parking.

Access to units if from N. Ash Place and via a private named driveway – Toyon Lane – between lots with public street frontage on N. Ash Place and N. Ash Street. A combination of public sidewalks and internal pedestrian access will also serve each lot.

The elimination of minimum parking requirements was made permanent via Ord C36629 effective March 6,2025 (see also ORD C36406 which eliminated parking for residential uses under the interim zoning code 17C.405.010). While no parking is required for this development, the current proposal includes garages accessed from a private driveway. Where onsite parking is proposed, all applicable codes related to development of on-site parking will be verified at time of building permit. The interim zoning ordinance did not limit the number of units that could be accessed from a shared driveway.

Staff discussion:

The proposal is permitted in accordance with SMC 17G.080.050 (Subdivisions), SMC 17C.110 Residential Zones, and 17G.400 Interim Zoning Regulations. The proposal implements the City of Spokane Land Use Plan Map and meets density requirements, minimum lot size, and frontage requirements for the residential single family lots developed under the interim zoning code pursuant to 17C.400.

Staff finds that criterion 1 is met.

2. The proposal is consistent with the comprehensive plan designation and goals, objectives and policies for the property. SMC 17G.060.170(C)(2)

Relevant Facts:

The Comprehensive Plan includes multiple goals, objectives, and policies that are relevant to the proposal including, but not limited to:

In the City’s Comprehensive Plan (note: some chapters amended September 7, 2023):

Policy LU 1.3 Lower Intensity Residential Areas states – *Focus a range of lower intensity residential uses in every neighborhood while ensuring that new development complements existing development and the form and function of the area in which it is located.*

LU1.3 Discussion: Lower intensity residential uses, from detached homes to middle housing types, are generally compatible with each other and can be incorporated

effectively into all neighborhoods.

Policy LU 1.12 Public Facilities and Services states – *Ensure that public facilities and services system are adequate to accommodate proposed development before permitting development to occur.*

Policy LU 3.7 Maximum and Minimum Lot Sizes states – *Prescribe maximum, as well as minimum lot size standards to achieve the desired residential density for all areas of the City.*

LU3.7 Discussion: *One of the ways to use the remaining usable land more efficiently is to increase the overall housing density. Increased density promotes efficient and cost-effective provision of city facilities, services, and transportation systems and enables the provision of affordable housing.*

Policy LU 4.1 Land Use and Transportation states – *Coordinate land use and transportation planning to result in an efficient pattern of development that supports alternative transportation modes consistent with the Transportation Chapter and makes significant progress towards reducing sprawl, traffic congestion, and air pollution.*

Goal LU5 Development Character states – *Promote development in a manner that is attractive, complementary, and compatible with other land uses.*

Policy LU 5.1 Built and Natural Environment states – *Ensure that developments are sensitive to the built and natural environment by providing adequate impact mitigation to maintain and enhance quality of life.*

LU 5.4 Natural Features and Habitat Protection states – *Ensure development is accomplished in a manner that protects significant natural features and wildlife habitat.*

Policy LU 5.5 Compatible Development states – *Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types.*

Policy LU 8.1 Role of Urban Growth Areas states – *Limit urban sprawl by encouraging development in urban areas where adequate public facilities exist or where such facilities can be more efficiently provided.*

Policy H1.4 Use of Existing Infrastructure states – *Direct new residential development into areas where community and human public services and facilities are available.*

Policy H1.11 Access to Transportation states – *Encourage housing that provides easy access to public transit and other efficient modes of transportation.*

Policy H2.4 Linking Housing with Other Uses states – *Ensure that plans provide increased physical connection between housing, employment, transportation, recreation, daily-needs services, and educational uses.*

Staff Discussion:

The proposed platting action will allow for additional single-family housing with access to existing infrastructure, transportation, and open space. The Spokane Comprehensive Plan

designates the subject property as “Residential Low” which allows detached and attached single-family residences and the interim zoning ordinance permits the proposed density as described above pursuant to 17C.400.010(C)(5) Applicability.

The proposal is consistent with multiple goals and policies of the Spokane Comprehensive Plan including Land Use and Housing. The proposal implements the interim zoning code which was identified at time of adoption as aligning with many City policies to support housing variety and affordability so that all community residents have access to housing that is safe, clean, and healthy. At time of adoption the interim zoning code was stated as supporting the City’s Comprehensive Plan (land use and housing chapters), the Housing Action Plan, the Mayor’s Proclamation for Housing Emergency, and the City Council/Plan Commission 2021-2022 Joint Work Plan.

Staff finds that criterion 2 is met.

3. The proposal meets the concurrency requirements of chapter 17D.010 SMC. (SMC 17G.060.170(C)(3))

Relevant Facts:

During agency review, agencies with jurisdiction have the opportunity and responsibility to address any concerns related to concurrency including an evaluation of transportation, public water, fire protection, police projection, parks and recreation, public library, solid waste disposal & recycling, and public wastewater (sewer and stormwater). As noted above four requests for agency comment were distributed between December 29, 2023, and the 5th and final Agency Comment period (specific to City Planning, Engineering) on December 15, 2024. Conditions of approval include those provided by agencies with jurisdiction.

Staff Discussion:

While a representative from Spokane Emergency Communications submitted comments with concerns about emergency service to units accessed from a private driveway and the number of units being service from private driveway, both concerns are addressed, and the proposed development complies with applicable codes:

1. The driveway is named consistent with EMS servicing provisions and is identified as such on the site plan dated January 2025.
2. This interim code did not place a limit on the number of units that could be served by a private driveway. As such staff has found no conflict with the codes in place at time of permit application for the subdivision. Agencies with jurisdiction and internal staff that review for access requirements including engineering, fire, and solid waste for example have all approved the proposed driveway access layout and included conditions associated with the proposal. The private driveway will need to be designed and constructed for minimum widths, turning radii, and weight of emergency vehicles for example.

No agency with jurisdiction identified that concurrency could not be achieved.

Staff finds criterion 3 is met.

4. If approval of a site plan is required, the property is suitable for the proposed use and site plan considering the physical characteristics of the property, including but not limited to size, shape,

location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic, or cultural features. SMC 17G.060.170(C)(4)

Relevant Facts: This site has been reviewed for compliance with applicable codes and agencies had the opportunity to address any site constraints or concerns. The site is suitable for development according to all city departments and agencies that commented. Comments from agencies are included in the report exhibits (see exhibits 8 and 9).

Staff Discussion:

City departments and Agencies reviewed the SEPA checklist, technical documents, and other application material for physical characteristics of the property and no comments were received indicating that the site is unsuitable for development.

A cultural resource survey was conducted and reviewed by Washington Department of Archeology and Historic Preservation, the Spokane Tribe of Indians Tribal Historic Preservation Office, and the City/County Historic Preservation Office. No cultural resources were found. As such each of these agencies has recommended as a condition of approval that an Inadvertent Discover Plan (IDP) be implemented into scope of work. This condition will need to be met prior to any ground disturbing activities.

Due to proposed construction on steep lots IRC code, Sec. R403.1.7 would apply for setbacks to slopes greater than 33%. If compliance with this section of the building code cannot be attained by placing the structures in accordance with the setbacks as per this section, then Geotech/Engineering will be required. The building department staff provided comments associated with construction on steep slopes and code compliance is represented in the recommendation sections of this report as conditions of approval.

Any development on the parcels created via the platting action will be reviewed by the Spokane Development Services Department to ensure that each new residential unit meets all required development standards. These standards include, but are not limited to, land use standards, Stormwater standards, Utility standards, Building and Fire Code standards, and Spokane Geologically Hazardous Area standards, etc.

Please see staff discussion for Criterion 5 below for topics related to site suitability.

Staff finds that Criterion 4 is met.

5. The proposal will not have a significant adverse impact on the environment or the surrounding properties, and if necessary, conditions can be placed on the proposal to avoid significant effects or interference with the use of neighboring property or the surrounding area, considering the design and intensity of the proposed use. SMC 17G.060.170(C)(5)

Relevant Facts:

An Environmental Checklist and other technical documents were routed for review by the City of Spokane staff and agencies with jurisdiction. Applicable findings and recommendations are incorporated into the conditions for this proposal. No comments resulted in the need for mitigation above and beyond that already provided with implementation of the City's adopted codes.

A final DNS was issued on February 21, 2025, following distribution of an Environmental Checklist both as part of the request for comment by City departments & outside agency and as

part of the combine Notice of Application, Notice of SEPA Application, and Public Hearing. No appeal of the DNS was received as of the date of this report. The appeal deadline for this DNS is March 7, 2025, at 5 pm.

If the owner proposes development that exceeds that described in the proposal the development will be required to complete SEPA specific to that development.

Staff Discussion:

Residents nearby the subject site submitted comment specific to the historic context of Drumheller Springs Conservation Area, the wetlands located in Drumheller Springs Park, Wildlife, protection of the basalt bluff and geotechnical-related concerns. While historic resources were addressed in Criteria 4 above, the following discussion items are related environmental-specific code compliance.

Wetlands.

The City's wetland codes are intended to provide necessary protection for wetland resources. While the Folsom-Quinn Wetland study conducted many years ago indicated a wetland in the Drumheller Springs Park, more current maps including that of the National Wetland Inventory map National Wetlands Inventory available for public view do not indicate a managed wetland in this location. The SMC also recognizes that not all wetlands are mapped.

The wetland identified in the Folsom-Quinn Wetland Study identified the wetlands as a seasonally ponded area. Under currently adopted code, this type of wetland would be categorized as either a category II or III wetland with a protective buffer ranging from 100-200' (See Section 17E.070.100 Wetlands Rating System and Table 17E.070.110-1 found in Section 17E.070.110 Wetland Buffers). In this case the site proposed for development is over 200' from the wetland identified in the Folsom-Quinn Wetland Study. Additionally, due to concern about standing water on the subject site the applicant engaged Larry Dawes of Biology Soil & Water, listed on the County's list of qualified wetland wetlands specialist listing (BP-80) found at [BP-80 12-7-15 rev 3.indd](#) (see Mr. Dawes response via email found in exhibit 9.c.iii. – Applicant Response to RFC no. 2). Based on a wetland reconnaissance of the site, no wetland characteristics were observed on the subject site. Based on Mr. Dawes' expertise and the information in the geotechnical report, staff determined that there was no need for additional evaluation of any on-site water wetlands associated with the project site. Additionally, no further evaluation of the wetland associated with Drumheller Springs Park was require due to the context of the site which includes an intervening developed public street between the wetland and the project site in addition to the wetland type (category II or III) and associated buffer which does not reach the project site.

Several staff from ecology including those who specifically address wetland protection were included in the agency review distribution. No comments were received from agencies with jurisdiction requesting additional evaluation or mitigation in association with the wetland located in Drumheller Springs Park.

Wildlife.

While the City's GIS mapping does not include any priority habitat and species in the project location, WA Dept. of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) Maps show that the subject site is included in a priority area for Big Eared Bats. Staff from Washington Department of Fish and Wildlife confirmed that the site would be unlikely to provide habitat for

Big Eared Bats due to the lack of structures on the site that would offer potential maternity roosts. As such no Habitat Management Plan was recommended for this project.

The City's priority habitat and species maps do not include any habitat areas for Rocky Mountain Mule Deer at or near the subject site; however, staff from WDFW responded to a resident's concern about habitat for Rocky Mountain Mule Deer which were sighted in the Drumheller Springs area. While Rocky Mountain Mule Deer are a listed PHS species, not all locations where mule deer are spotted warrant protections. WDFW staff rely on the PHS maps to identify critical areas or limiting factors associated with mule deer that may merit a Habitat Management Plan (HMP) with possible mitigation etc. The parcels in question are not an identified PHS critical area for mule deer. There is also no identified biodiversity area or corridor for the area associated with this subdivision. As a result, no Habitat Management Plan is triggered for this project.

Responses from Kile Westerman with WDFW are included in the exhibits for reference (See exhibit 9.c.ii. – Request for More Information RFC no. 2 and exhibit 11.a. – Public Comments).

The City's municipal code identifies cliffs/bluffs greater than twenty-five feet high and below five thousand feet elevation as priority species areas as cliffs/bluff meeting these criteria are significant for wildlife breeding habitat and have limited availability and support unique assemblages of species. The basalt outcroppings located at the subject appear to be less than 25' in height and therefore would not be considered a priority habitat area.

City's Geologically Hazardous zones.

The Conceptual Phase Geotechnical Conditions Report prepared by Budinger & Associates (Exhibit 6.a.) indicates potential for severe erosion (see second full paragraph on page 26 of 44 in the concept drainage plan and geotechnical report document); however, the report concluded that the project is feasible because the conditions can be managed through property design, construction, and verification. And that typical construction BMPs are anticipated to adequately address soil erosion issues (see third and fourth paragraphs on page 26 of 44 in the concept drainage plan and geotechnical report document). Recommendations from the Geotechnical Report prepared by Budinger & Associates and compliance with the City's Geologically Hazardous Areas Code (17E.040) will continue to be evaluated throughout the final plat and construction-related permit processes.

General performance standards of section 17E.040.100 must be met for all development within geologically hazardous areas and final subdivisions located within geologically hazardous areas shall contain language in the plat dedication to indicate lots or portions of lots that are affected by geologic hazards. In addition, building setback lines may be drawn on lots, parcels and tracts to indicate suitable areas for construction of structures or improvements. Compliance with the City Geologically Hazardous zones have been included in the recommended conditions of approval for this plat.

Stormwater.

Public comments were submitted with concerns about the stormwater and protection of the City's Sole Source Aquifer. The site is located in the moderate critical aquifer recharge area. The City's adopted codes are intended to address aquifer protection and retention of stormwater on site pursuant to 17E.010 Critical Aquifer Recharge Areas – Aquifer Protection and 17D.060 Stormwater Facilities. Conditions related to compliance with 17E.010 and 17D.060 are included in the recommendations section of this report.

Staff Finds that Criterion 5 is met.

In addition to the criteria listed above, Plats are subject to Decision Criteria under 17G.080.025 (Formerly SMC 17G.060.170, Subsection D5).

The proposed subdivision makes appropriate (in terms of capacity and concurrence) provisions for:

a. public health, safety and welfare:

The City of Spokane Fire and Police Departments in addition to other emergency service-related departments and agencies outside of city hall were given the opportunity to review this proposal and provided comments. Spokane Emergency Communication staff was concerned about providing EMS service to units accessed from the private driveway. As described above, staff believes that this concern has been addressed and that the conditions of approval associated with the private driveway will provide the necessary access for emergency service provision. No other comments were received from agencies with jurisdiction indicating that public health safety and welfare could not be met.

Staff finds this criterion is met.

b. open spaces:

The applicant does not propose to provide any public open space as a part of this plat. A minimum of 48 SF of open space is required for each unit under 17C.400.030 – Pilot Low Intensity Residential Design Standards. The Design standards also include front yard implementation to provide separation between buildings and the public pedestrian realm where the front yard functions as usable outdoor space and provides a clear, welcoming and safe entry for pedestrians from the walkway to the building. Minimum open space requirements, as applicable, will be evaluated at time of permit application.

Staff finds this criterion is met.

c. drainage ways:

All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 “Stormwater Facilities”, the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and, per the Project Engineer’s recommendations, based on the drainage plan accepted for the final plat. Predevelopment flow of any off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to development of the plat, based on a 50-year design storm. An escape route for a 100-year design storm must be provided. Predevelopment flows (both rate and volume) may not be exceeded in the post development condition.

The recommendations section of this report includes conditions of approval related to compliance with stormwater regulations.

Staff finds this criterion is met.

- d. streets, roads, alleys, and other public ways;

Public streets are located along both N. Ash Place and N. Ash Street frontages however, vehicular access to serve proposed lots from N. Ash Street is prohibited. As such the proposed subdivision will have access only from N. Ash Place.

The interim zoning ordinance 17C.400 did not limit the number of homes that could be served from a private driveway (currently adopted codes limit the number of units to be served to nine unless otherwise approved by city engineering). A private driveway and pedestrian path will provide vehicular and pedestrian access to lots fronting onto N. Ash Street in particular. The proposed private driveway is required to be named per EMS service provisions and will be designed and constructed to meet access and vehicular weight requirements for fire and solid waste collection trucks.

New separated sidewalk is required along N. Ash Place in front of land associated with this proposal. Street trees in the plat strip between the curb and sidewalk are required. Separated sidewalk, signs, storm drainage structures/facilities, and swales/planting strips, etc. necessary to serve the proposed plat, shall be designed and constructed in accordance with City standards.

Finally, the City of Spokane has adopted Transportation Impact Fees to address impacts of development on local street and supplement the City's ability to eliminate existing transportation deficiencies. Transportation Impact Fees will be assessed at time of building permit for new single-family homes. See 17D.075.040 Transportation Impact Fees, Assessment of Impact Fees.

Staff finds this criterion is met.

- e. transit stops;

No comments were provided by Spokane Transit Authority; however, the closest transit stop is located just over two blocks north of the project site at the intersections of N Ash Street and Maple Street with W Glass Avenue.

Staff finds this criterion is met.

- f. potable water supplies;

This plat will connect to public water in N. Ash Place; however, the water system will be a private system on site with a master meter. The water system shall be designed and constructed in accordance with City standards. The water system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.

Staff finds this criterion is met.

- g. sanitary wastes;

Sanitary Sewer Service will be provided by connecting to the existing public sewer main in

N. Ash Place. The sanitary system serving this development, as proposed, will be a private system designed and constructed in accordance with City standards. The sanitary sewer system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.

Refuse collection (garbage, recycling, yard waste) is provided through City of Spokane.

Staff finds this criterion is met.

- h. parks, recreation, and playgrounds;

The applicant does not propose to provide any public park, recreation or playground space.

Current city park distribution standards as outlined in the '2022 park and natural lands master plan' adopted by the City Park Board and Spokane City Council require a developed public park be within a 10-minute (1/4 mile) walk of all city residents. The proposed development is within the service area of both 'Emerson Park,' a developed city park and 'Drumheller Springs Park' – public natural land located across N. Ash Place from the subject site. No developer contribution to park lands is required.

Staff finds this criterion is met.

- i. schools and school grounds;

There are no provisions for public schools or school grounds as a part of this proposal. The site is served by School District #81. Based on the Spokane Public Schools online school boundary tool, the nearest public schools include Audubon Elementary, Glover Middle School and North Central High School. No comments from the Spokane School District were provided.

Staff finds this criterion is met.

- j. sidewalks, pathways, and other features that assure safe walking conditions.

Separated sidewalks with street trees will be required along N. Ash Place in front of proposed lots 1-3, block 1; lots 1-7 block 2. The development also includes an internal walkway separate and distinct from the private driveway to provide safe walking conditions for those units that have street frontage on N. Ash Street but will be accessed from Toyon Lane – a private driveway off of N. Ash Place. No pedestrian access is being required from units on lots 1-10 block 3 directly to N. Ash Street due to the grade change to the public street that impact these lots. As a result, no improvements to the sidewalk along N. Ash Street have been required.

Staff finds this criterion is met.

VII. RECOMMENDATIONS

TO APPROVE the Type III Preliminary Long Plat subject to the conditions outlined herein which are intended to ensure that the project is consistent with the City's Comprehensive Plan and Development Regulations.

1. Ash Place Final Long Plat will be developed in substantial conformance with applicable Code and development standards at time of application (17C.400; 17C.100; 17C.110) or those in place at time of building permit in their entirety.
2. Development should adhere to plans, drawings, illustrations and/or specifications on file with the Development Services Center and with comments received regarding the project from City Departments and outside agencies with jurisdiction.
3. Adhere to any additional performance and development standards documented in comment or required by City of Spokane, Spokane County Washington State, and any Federal agency.
4. This approval does not waive the applicant's obligation to comply with all of the requirements of City Departments and outside agencies with jurisdiction over land development.

Planning Department:

5. Final plat map requirements are found in 17G.080.050
6. The final plat procedures are the same in form as the short plat review procedures as provided in 17G.080.040.
7. The final plat shall include the signatory statements as prescribed in SMC 17G.080.040(G)(2)
8. This plat proposal is vested under the interim zoning code SMC.17C.400 (Ordinance No. C36232). Consistent with RCW 58.17.033(1) and RCW 58.17.170(2)(a), structures approved for development under SMC.17C.400 (Ordinance No. C36232) may elect to meet all applicable development and design standards in accordance with Sections 17C 400.010-.030 adopted by Ordinance No. C36232 in its entirety for a period of five years following final plat filing, or all the applicable residential development and design standards listed in SMC 17C in its entirety. After 5 years from final plat filing, adopted standards at time of permit apply.
9. If retaining walls will be required for development of this site, retaining walls should be included for review at time of engineering plan submittal.
10. Pursuant to Ordinance no. C36556 (effective September 15, 2024) and Ordinance no. C36629 effective March 6, 2025 residential uses have no minimum parking requirements; however, should parking be provided, all off-street stalls must be provided from the private access driveway and developed consistent with adopted city standards.
11. Street trees and landscaping are required – compliance with street tree requirements and landscape standards associated with subdivision and development of proposed lots pursuant to Ordinance No. C36232 (or subsequently adopted permanent code in SMC 17C as applicable) will be verified prior to approval of Certificate of Occupancy for future new homes on all proposed new lots.
 - a. A street tree plan will need to be submitted at time of engineering review and formally approved/accepted at time of final plat.
 - b. There are two street trees indicated out front of parcel 25014.4702. Please address the plan for two existing street trees at time of street tree plans submittal (removal and replacement, protection in place, etc.).
 - c. Please coordinate with Urban Forestry regarding street trees associated with N. Ash Street.

- a. Should the owner/developer propose development exceeding that identified in the SEPA reviewed as part of this permit application (e.g., grading) a new or revised SEPA specific to the development activity may be required.
12. An HOA will be required to own and maintain all tracts including, but not limited to those for stormwater and access. As noted by engineering during the initial review, private CCRs addressing shared access, utilities, etc. (as applicable) will be required to be reviewed and approved prior to recording and final plat approval.
13. Given the proposed layout of vehicular access that dead ends at shared lot lines to the north and south, planning recommends as a condition of approval the installation of 6' tall sight obscuring fencing to screen vehicular lights from neighboring properties.
14. Spokane Geologically Hazardous Areas.
 - d. Recommendations from the Geotechnical Report prepared by Budinger & Associates and compliance with the City's Geologically Hazardous Areas Code (17E.040) will continue to be evaluated throughout the final plat and construction-related permit processes.
 - e. General performance standards of section 17E.040.100 must be met for all development within geologically hazardous areas.
 - f. Final subdivisions located within geologically hazardous areas shall contain language in the plat dedication to indicate lots or portions of lots that are affected by geologic hazards. In addition, building setback lines may be drawn on lots, parcels and tracts to indicate suitable areas for construction of structures or improvements.
 - g. Silt-clay interbeds are anticipated to be present near the level of Ash Street and would tend to control slope stability per the Budinger & Associates Geotechnical Conditions Report (GCR). Consistent with the Budinger & Associates GCR, drilled borings will be required to determine slope stability and any mitigation measures that may be needed prior to any ground disturbing activities and final plat approval.
 - h. The Geotechnical Conditions Report (GCR) is identified by Budinger and Associates as suitable for conceptual and preliminary design and includes multiple preliminary recommendations; however, the report also states that additional geotechnical services are needed to complete a geotechnical engineering report once design-level information is available.
15. To address concurrency standards for pedestrian access as well as development standards under the Interim Zoning Code 17C.400.030 Design Standards (subsections B and D) planning is recommending, as a condition of approval, that pedestrian access (separate and distinct from the private vehicle access) connect at least one entry per unit from the public sidewalk at Ash Place to an entrance intended to meet "entrance implementation" standards of the interim zoning code for lots 1-10 block 3.

City of Spokane Fire Protection Engineer:

16. The internal driveway will be required to be constructed for fire access. They will need to meet the minimum requirements of the Fire Code including a minimum 20' clear width and 50' external and 28' internal turning radii.
17. "Fire Lane – No Parking" signage is required on both sides of the internal "driveway" every 150'.
18. Internal driveway access and utilities will be completed and approved prior to delivery of combustible construction materials to the site and prior to issuance of building permits. Temporary internal driveway access will not be allowed to obtain the permits.

City of Spokane Waste Management:

19. Carts will need to be stored in private garages.
20. The internal driveway must be built to hold the weight of solid waste collection trucks.
21. The internal driveway access will need to be maintained cleared of ice and snow.

City of Spokane Integrated Capital Management, Inga Note (transportation):

22. No vehicle access to serve the proposed lots will be allowed to Ash Street. This prohibition will be included as a dedication on the face of the plat.

Spokane Tribe of Indians, Tribal Historic Preservation Officer, WA Dept. of Archeology and Historic Preservation (DAHP, and City of Spokane Historic Preservation Office:

23. An Inadvertent Discover Plan implemented into scope of work. This condition will need to be met prior to any ground disturbing activities.

City of Spokane Parks Department:

24. The proposed development is in the immediate vicinity of 'Drumheller Springs Park', a City of Spokane public park land protected in its natural state. Applicant shall ensure no construction activity (including soil disturbance, material staging, contractor parking, etc.) impact any portion the park property at any time. This includes 'upper' park lands accessible from West Ash Place and 'lower' park lands accessible from N. Ash St.
25. Contractor shall not obstruct public access to park lands at any time during construction.

WA state Department of Ecology:

26. Compliance with WA Department of Ecology comment letter submittals dated January 11, 2024, and February 14, 2025.

Avista:

27. Please dedicate 10' dry utility easements behind any border easements and sidewalk ROW. A possible 10' dry utility easement along the North and South parcel line on final plat depending on design for electric and gas installation.

City of Spokane Building Department:

28. IRC code, Sec. R403.1.7 would apply for setbacks to slopes greater than 33%. If compliance with this cannot be attained by placing the structures an accordance with the setbacks as per this section, Geotech/Engineering will be required.
29. Please submit Geotech report at permit submittal and have foundations designed by an engineer incorporating the recommendations/requirements of the Geotech report.
30. If retaining walls will be constructed to mitigate the adjacent steep slopes, such retaining walls need to be engineered and permitted separately. A Geotech/engineers report indicating the setbacks to the retaining wall for structures would then suffice to meet the code requirement (as per R403.1.7.4)

Engineering Department:

31. Maintenance and access for stormwater facilities, utilities, and any other shared items shall be addressed in the dedicatory language on the final plat.

32. Mutual Use & Maintenance Agreement / Covenants are required on the plat language for both sanitary sewer and storm drainage and should be recorded on all associated properties.
33. For the conceptual stormwater report, the following items need to be corrected or clarified:
 - i. The design deviation for the conceptual stormwater report for the proposed discharge rate of 0.05cfs must be submitted and approved prior to approval of the final plat.
34. The proposed alleys shall be a private driveway located in a tract and shall be given a name with the suffix "Lane". Preapproved road names shall be identified prior to submitting for addresses and utilities.
35. The shared nature of the private access will require the formation of a Homeowner's Association (HOA), or other suitable entity, for maintenance and repair.
36. There is an existing 6" ductile iron water main in Ash Place that may be able to provide this development with adequate water.
 - j. A master meter will be required for this development as proposed. The master meter vault shall be located within three feet of the property line adjacent to North Ash Place. A water service connection is required to serve each lot.
 - k. An overall water plan and hydraulic analysis must be submitted to the Development Services Center for review and acceptance. The hydraulic analysis must include supporting calculations for domestic and fire flows.
 - l. The developer will be responsible for all costs associated with design and construction of water improvements necessary to serve the proposed plat.
 - m. The water system shall be designed and constructed in accordance with City standards. A pressure of 45 psi minimum at the property line is required for service connections supplying domestic flows. Pressures shall not drop below 20 psi at any point in the system during a fire situation. Pressures over 80 psi will require that pressure relief valves be installed at developer expense.
 - n. In addition to the hydraulic analysis, construction plans shall be submitted to the Development Services Center for review and acceptance. The water system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.
37. There is an existing 8" PVC sewer main in Ash Place that may be able to provide sewer service to this project.
 - o. The sanitary system serving this development, as proposed, shall be a private system. A minimum six-inch diameter PVC sewer connection is required for connection to the public main. A minimum six-inch diameter PVC connection is required when providing service to three or more dwelling units. A minimum four-inch diameter PVC side sewer can serve up to a maximum of two dwelling units on the same parcel. Each parcel shall have its own service connection.
 - p. The developer will be responsible for all costs associated with design and construction of sanitary sewer improvements necessary to serve the proposed plat.
 - q. The sanitary sewer system shall be designed and constructed in accordance with City standards.
 - r. Construction plans shall be submitted to the Development Services Center for review and acceptance. The sanitary sewer system, including individual service

connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.

38. The shared nature of the proposed stormwater tract requires the formation of a HOA, or other suitable entity, for maintenance and repair.
39. A Final Drainage Report and plan will be required to be submitted prior to final plat. The final drainage report should be verified for consistency of the method of stormwater treatment and disposal (e.g. detention/retention/bioswale/gravel gallery are all mentioned for proposed solutions).
40. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 “Stormwater Facilities”, the Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and, per the Project Engineer’s recommendations, based on the drainage plan accepted for the final plat. Pre-development flow of any off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to development of the plat, based on a 50-year design storm. An escape route for a 100-year design storm must be provided.
 - s. If proposing to discharge offsite, a Design Standards Variance will be required to be approved prior to accepting civil plans.
 - t. Due to the shallow bedrock in the area, Underground Injection Control (UIC) registration may be a challenge to achieve. In accordance with State Law, existing and proposed Underground Injection Control structures need to be registered with the Washington State Department of Ecology. Proof of registration must be provided prior to plan acceptance.
 - u. Prior to final plat, a final drainage report and plan shall be submitted to the Development Services Center for review and acceptance.
 - v. An erosion / sediment control plan, detailing how dust and runoff will be handled during and after construction, shall be submitted to the Development Services Center for review and acceptance prior to construction.
 - w. A design variance for the stormwater facilities to be reviewed and approved by the City. Predevelop flows (both rate and volume) may not be exceeded in the post development condition.
41. Addresses must be shown on the face of the final plat. Please contact The City of Spokane Addressing team at addressing@spokanecity.org to develop addresses prior to submitting the final plat.
42. Private CCRs addressing shared access, utilities, maintenance of tracts, etc. (as applicable) will be required to be provided to Development Services for review and approval prior to recording and final plat approval.
43. Any unused existing curb cuts shall be removed and replace with city standard curb and sidewalk.
44. All easements whether existing or proposed, must be shown on the face of the final plat. If blanket in nature, please reference the easement in a Surveyor’s Note.
45. Lot plans, stamped and signed by a Professional Engineer, shall be prepared for residential lots as per the criteria listed in Appendix 3C of the Spokane Regional Stormwater Manual and submitted to the City of Spokane for review and acceptance prior to the final plat. Please prepare these and submit to Engineering.
46. Construction plans for street, sewer, water and storm water systems must be designed by a Professional Engineer, licensed in the State of Washington, and submitted to the Development Services Center for review and acceptance prior to construction.

47. Plan review fees for sanitary sewer, water, street, and storm water improvements will be determined at the time of plan submittal and must be paid prior to the start of review.
48. In accordance with the City's Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion / sediment control improvements not constructed prior to approval of the final plat. Sewer and water improvements necessary to serve the plat cannot be bonded for.

STATEMENTS TO BE INCLUDED IN THE DEDICATORY LANGUAGE

- A. No individual curb cuts will be permitted for access to proposed units. Required and non-required off-street stalls must be provided from the shared access driveway.
- B. No vehicle access to serve the proposed lots will be allowed to Ash Street.
- C. If any archaeological resources, including sites, objects, structures, artifacts, and/or implements, are discovered on the project site, all construction and/or site disturbing activities shall cease until appropriate authorities, agencies, and/or entities have been notified in accordance with Chapters 27.44 and 27.53 RCW.
- D. Street trees and landscaping are required – compliance will be verified prior to approval of Certificate of Occupancy for each new home.
- E. Pursuant to SMC.17C.400 Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1) via Ordinance No. C36232, twenty (20) lots (proposed Ash Place lots 1-3, block 1; lots 1-7 block 2; and, lots 1-10 block 3) are approved for a 20-unit “attached housing” development (one residential unit per lot) as intention of a 20-unit attached housing” development across twenty proposed lots is shown on the face of preliminary plat.
- F. This plat proposal is vested under the interim zoning code SMC.17C.400 (Ordinance No. C36232). Consistent with RCW 58.17.033(1) and RCW 58.17.170(2)(a), structures approved for development under SMC.17C.400 (Ordinance No. C36232) may elect to meet all applicable development and design standards in accordance with Sections 17C 400.010-.030 adopted by Ordinance No. C36232 in its entirety or a period of five years following final plat filing, or all the applicable residential development and design standards listed in SMC 17C in its entirety. After 5 years from final plat filing, adopted standards at time of permit apply.
- G. Ten-foot utility and drainage easements as shown here on the described plat are hereby dedicated to the City and its permittees for the construction, reconstruction, maintenance, protection, inspections and operation of their respective facilities together with the right to prohibit structures that may interfere with the construction, reconstruction, reliability and safe operation of the same.
- H. Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to and accepted by the Development Services Center prior to the issuance of any building and/or grading permits.
- I. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private water system complying with the requirements of the Development Services Center and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.
- J. The water system shall be designed and constructed in accordance with City Standards. A pressure of 45 psi minimum at the property line is required for service connections supplying domestic flows. Pressures shall not drop below 20 psi at any point in the system during a fire situation. Pressures over 80 psi will require that pressure relief valves be installed at the developer's expense.

- K. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 “Storm water Facilities”, the Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and, per the Project Engineer’s recommendations, based on the drainage plan accepted for the final plat. Pre-development flow of off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to development of the plat, based on a 50-year design storm. An escape route for a 100-year design storm shall be provided.
- L. No building permit shall be issued for any lot in this plat until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC 17.060 “Stormwater Facilities”, the Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and the Project Engineer’s recommendations, based on the drainage plan accepted for this final plat, have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to Developer Services for review and acceptance prior to issuance of a building permit.
- M. Slope easements for cut and fill, as deemed necessary by the Development Services Center in accordance with City Design Standards, are granted along all public right of ways.
- N. Only City water and sanitary sewer systems shall serve the plat; The use of individual on-site sanitary waste disposal systems and private wells is prohibited.
- O. All public improvements (street, sewer, storm sewer, and water) shall be constructed to City standards prior to the occupancy of any structures served by said improvements.
- P. No building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer has been provided showing that sanitary sewer and water improvements, constructed to City standards, have been provided to the lot in question.

Exhibits:

- 1. Vicinity Map
- 2. Zoning Map
- 3. Land Use Map
- 4. Application Documents:
 - a. General Application
 - b. Preliminary Long Plat Application
 - c. Project Narrative
 - d. Critical Areas Checklist
 - e. SEPA checklist (updated July 2024)
 - f. SEPA checklist (initial submittal)
- 5. Site Plan Documents
 - a. Preliminary Plat Map (revised January 2025)
 - b. Preliminary Plat Map (revised November 2024)
 - c. Preliminary Plat Map (revised November 2024 – includes hand drawn pedestrian connections)
 - d. Preliminary Plat Map (revised October 2024)
 - e. Preliminary Plat Map (revised July 2024)
 - f. Preliminary Plat Map (initial submittal)
- 6. Technical Documents including:
 - a. Geotechnical Conditional Reports
 - b. Trip Generation Letter
 - c. Concept Drainage Report (updated Nov. 2024)

- d. Concept Drainage Report (updated Sept. 2024)
- e. Concept Drainage Report (original)

The Cultural Resource Survey is not included in exhibits as this is not intended to be a public document.

- 7. SEPA Determination of Non-significance (DNS)
 - 8. Technically Complete Letter
 - 9. Request for Agency Comments (RFC) including:
 - a. RFC No. 4
 - i. Request for Comments
 - ii. Request for More Information with comments from:
 - 1. City Engineering – Erik Johnson
 - 2. City Planning – Melissa Owen
 - b. RFC No. 3
 - i. Request for Comments
 - ii. Request for More Information with comments from:
 - 1. City Engineering – Erik Johnson
 - 2. City Planning – Melissa Owen
 - 3. City of Spokane Fire Protection Engineer – Dave Kokot
 - 4. WA Dept of Archeology and Historic Pres. – Stephanie Jolivette
 - iii. Applicant Response to Request for More Information - RFC No. 3
 - c. RFC No. 2
 - i. Request for Comments
 - ii. Request for More information with comments from:
 - 1. City Engineering – Joelle Eliason
 - 2. City Planning – Melissa Owen
 - 3. City of Spokane Wastewater Management – Duane Studer
 - 4. City of Spokane Taxes and Licenses – Cara Geiger
 - 5. City of Spokane Fire Protection Engineer - Dave Kokot
 - 6. City of Spokane Waste Management – Kerry Deatrich
 - 7. City of Spokane Integrated Capital Management – Inga Note
 - 8. Spokane Indians Tribal Historic Preservation Officer – Randy Abrahamson
 - 9. WA Dept of Archeology and Historic Preservation – Sydney Hanson,
 - 10. Spokane City/County Historic Preservation Office – Logan Camporeale
 - 11. City of Spokane Parks – Nick Hamad
 - 12. WA Dept of Ecology – Cindy Anderson
 - 13. Avista Real Estate Rep. – Denise Marsh
 - 14. City of Spokane Building Dept. – Trudy Enfield-Allred
 - 15. Spokane Regional Emergency Communications – Joe Sacco
 - 16. Washington Dept. of Fish & Wildlife – Kyle Westerman
- Public Comments received during 2nd agency review period (initial review):
- 17. Ted Teske
 - iii. Applicant Response to Request for More Information – RFC No. 2
 - d. RFC No. 1
 - i. Request for Comments
 - ii. Request for More information with comments from:

1. City Engineering – Erik Johnson
2. City Planning – Melissa Owen
3. City of Spokane Taxes and Licenses – Cara Geiger
4. City of Spokane Fire Protection Engineer – Dave Kokot
5. City of Spokane Waste Management – Kerry Deatrich
6. City of Spokane Integrated Capital Management – Inga Note
7. Spokane Indians Tribal Historic Preservation Officer – Randy Abrahamson
8. WA Dept of Archeology and Historic Preservation – Sydney Hanson,
9. Spokane City/County Historic Preservation Office – Logan Camporeale
10. City of Spokane Parks – Nick Hamad
11. WA Dept of Ecology – Cindy Anderson
12. Avista Real Estate Rep. – Denise Marsh
13. City of Spokane Building Dept. – Steve McIlraith

Public Comments received during agency review period (initial review):

14. Sherry Lattimore
15. Don McIntyre
16. Dennis Flynn
17. Ted Teske
18. Stacie Collier
19. Josheph Shields

iii. Applicant Response to Request for More Information – RFC No. 1

10. Vesting Code 17C.400 – Interim Zoning Regulations

- a. 17C.400.010 Pilot Lot-Intensity Residential Development Standards
- b. 17C.400.020 Pilot Density
- c. 17C.400.020 Pilot Low-Intensity Residential Design Standards

11. Noticing Documents

- a. Public Comments (public comments during the public comment period through the date 02/26/25).
 - i. Betty Moos
 - ii. Tammi Ray
 - iii. Joe Sacco - EMS servicing includes planning response
 - iv. John Rose
 - v. Jenny Rose
 - vi. Matt Simolinski
 - vii. Audubon Downriver neighborhood Council - Jeff Stevens
 - viii. Donald McIntyre
 - ix. Drummheller Residents letter and signatures (Dennis Flynn)
 - x. WA Dept of Ecology
 - xi. Russ Torrison
 - xii. Sheri Lattimore
 - xiii. Jessica Spurr
 - xiv. Marc Gauthier
 - xv. Dennis Flynn
 - xvi. John and Teresa Kafentzis (two emails)
 - xvii. Marni Solheim

- xviii. Kile Westerman - WDFW - clarification email
 - xix. Anne Marie Liebhaber
 - xx. Ted Teske
 - xxi. Dave Kokot - Fire Dept - clarification email
 - xxii. Marlene Torrison
 - xxiii. Edward Torrison
 - xxiv. Joseph Shields
 - b. Combine notice of Application, Notice of SEPA DNS, Hearing
 - i. Public Notice/Sign/Posting/Mailing Instructions
 - ii. Public Notice Letters with Map
 - iii. Notification District Parcel List
 - iv. Newspaper Notice Content
 - c. Affidavits
 - i. Sign, Public Posting, Individual notice, Sign Image
 - ii. Public notice labels including owner, taxpayer, and occupants
 - iii. Newspaper Affidavits and Copies of Notices (01/28/25 and 02/04/25)
 - iv. Copy of emails to NC representatives
12. Community Meeting
- a. Public notice sign/posting/ mailing instructions (including parcel list and notification map)
 - b. Applicant Community Meeting Package including:
 - i. Public notice letter with map
 - ii. Preliminary Plat Map Pages presented at Community Meeting
 - iii. notification parcels from title company
 - iv. Meeting Summary with sign in sheet
 - v. Affidavits including sign images
13. Predevelopment Final Comments

Exhibits 1-3 - Vicinity, Zoning, Land Use Maps

Exhibit 1. Vicinity Map – Ash Place Type III Preliminary Long Plat



Location: 3242, 3230, and 3224 N. Ash Place (Parcels 25014.4207/.4701/.4702)

Exhibit 2. Zoning Map – Ash Place Type III Preliminary Long Plat



Location: 3242, 3230, and 3224 N. Ash Place (Parcels 25014.4207/.4701/.4702)

Exhibit 3. Land Use Map – Ash Place Type III Preliminary Long Plat



Location: 3242, 3230, and 3224 N. Ash Place (Parcels 25014.4207/.4701/.4702)

Exhibit 4 - Application Documents:

- a. [General Application](#)
- b. [Preliminary Long Plat Application](#)
- c. [Project Narrative](#)
- d. [Critical Areas Checklist](#)
- e. [SEPA checklist \(updated July 2024\)](#)
- f. [SEPA checklist \(initial submittal\)](#)

Exhibit 5 – Site Plan Documents:

- a. [Preliminary Plat Map \(Revised Jan. 2025\)](#)
- b. [Preliminary Plat Map \(Revised Nov. 2024\)](#)
- c. [Preliminary Plat Map with Pedestrian Connection Shown \(revised Nov. 2024\)](#)
- d. [Preliminary Plat Map \(Revised Oct. 2024\)](#)
- e. [Preliminary Plat Map \(Revised July 2024\)](#)
- f. [Preliminary Plat Map](#)

Exhibit 6 – Technical Documents:

- a. [Geotechnical Conditional Reports](#)
- b. [Trip Generation Letter](#)
- c. [Concept Drainage Report \(updated Nov. 2024\)](#)
- d. [Concept Drainage Report \(updated Sept. 2024\)](#)
- e. [Concept Drainage Report \(original\)](#)

The Cultural Resource Survey is not included in exhibits as this is not intended to be a public document.

Exhibit 7 – SEPA Determination of Non-significance (DNS)

Exhibit 8 – [Technically Complete Letter \(Jan. 16, 2025\)](#)

Exhibit 9 – Request for Agency Comments (RFC) including:

- a. RFC No. 4
 - i. [4th Request for Comments](#)
 - ii. [Request for More information – 4th RFC](#)
- b. RFC No. 3
 - i. [3rd Request for Comments](#)
 - ii. [Request for More information – 3rd RFC](#)
 - iii. [Applicant Response to Request for more information – 3rd RFC](#)
- c. RFC No. 2
 - i. [2nd Request for Comments](#)
 - ii. [Request for More Information – 2nd RFC](#)
 - iii. [Applicant Response to Request for More Information – 2nd RFC](#)
- d. RFC No. 1
 - i. [Request for Comments \(Original Request\)](#)
 - ii. [Request for More Information – Initial Review](#)
 - iii. [Applicant Response to Request for More Information – Initial Review](#)

Exhibit 10 – Vesting Code 17C.400 – Interim Zoning Regulations

- a. [17C.400.010 Pilot Low-Intensity Residential Development Standards](#)
- b. [17C.400.020 Pilot Density](#)
- c. [17C.400.030 Pilot Low-Intensity Residential Design Standards](#)

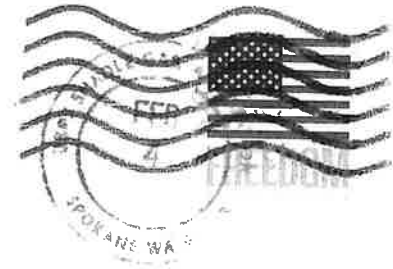
Exhibit 11 – Public Noticing Documents

- a. Public Comments
- b. Combine notice of Application, Notice of SEPA DNS, Hearing
- c. Affidavits

Exhibit 11.a.

B. J. MOOS
1905 W. EUCLID
SPOKANE WA 99205

SPOKANE WA 990
4 FEB 2025 PM 4 L



Attn: Melissa Owen, Planner II
Development Services Center (3rd Floor - City Hall)
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329

99201-333799



February 4, 2025

Spokane Hearing Examiner
Council Briefing Center
808 W Spokane Falls Blvd. Spokane WA.

Spokane Hearing Examiner,

I am writing this letter in regards to:
Ash Place Townhouse Proposal
File No Z 23-587 PPLT.

You are being asked to approve this development that will place 20 housing units at the ONLY point of Entrance or Exit for the currant homes located on Ash Place and Euclid.

Euclid is a "DEAD END" The Development if allowed should be required to provide and pay for an alternative road so the existing 17 home owners have a safe route out.

I am 92 and I am deeply concerned about medical emergencies, fire and the ability to be on time for appointments. Not to mention the traffic, noise, and dust that will happen during construction

Sincerely

Betty J Moos
1905 W. Euclid
Spokane WA 99205

February 4, 2025

In regards to: File No. Z23-587PPLT

My name is Tammi Ray and my husband and I bought a home at 1829 W Euclid in 1982. We also own 1905 W Euclid where our widowed mothers reside. Drumheller Springs is a beautiful place and is the site of historic Indian encampments and vernal ponds.

There are 17 houses south of the proposed Ash Place development. As you can see on the city map West Euclid is a dead in street. Without any other way to access our homes how can we be assured that we can get to our jobs and appointments. Or in the case of a catastrophic event, when emergency vehicles come pouring in and 20 units with 40 plus vehicles are trying to get out where does that leave the current homeowners?

The construction and addition of 20 units at 3242 N Ash Place and 3230 N Ash Place creates a bottleneck for the 17 existing home owners in accessing their homes and being able to leave during an emergency.

I am no expert in appropriate infill as described by the new city standards, but we still need emergency services before, during and after construction.

Unless the density is reduced, the proposed Ash Place development will more than double the number of homes in the event of an emergency. We recommend that there be a requirement for the developer to (provide) pay for an alternative road (route) to the east so the existing 17 homes would have an escape route.

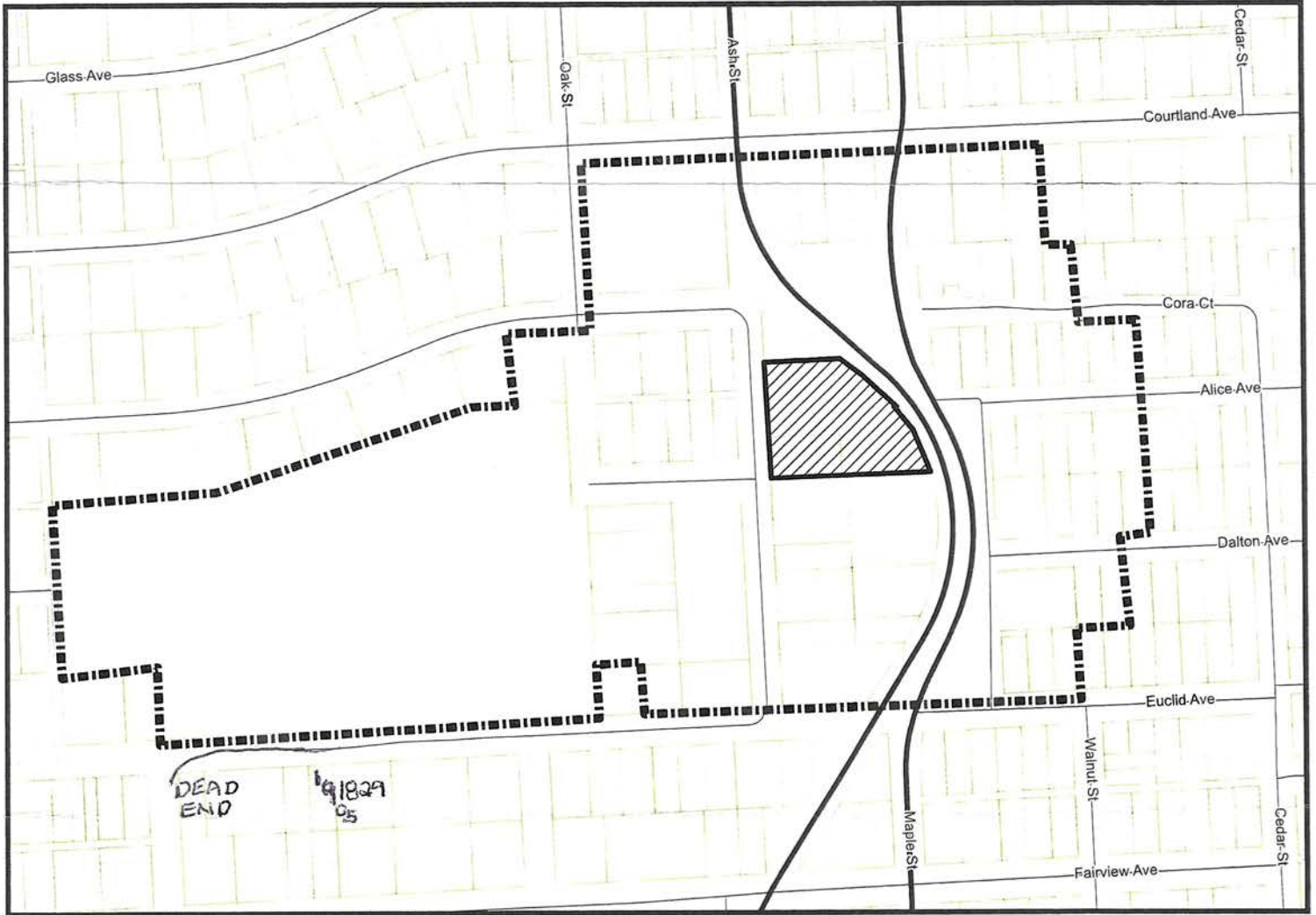
Yes, a safe and dependable way into and out of our dead-end street. Instead of being held hostage by the whims of a developer.

Thank You,

A handwritten signature in cursive script that reads "Tammi S Ray". The signature is written in black ink and is positioned to the right of the typed name.

Tammi S Ray

City of Spokane



Legend

- Parcels
- Notification district
- Project Site



APPLICANT: Daniel Cotter
PROPOSAL: Cottage Development

01-25-42

Prepared by: DKd
Date prepared: 10-9-23

From: [Owen, Melissa](#)
To: [Sacco, Joe](#)
Cc: [Kokot, Dave](#); [Sandall, Frank J.](#); [Cravalho, Justin](#)
Subject: RE: Notice of Application, SEPA, Hearing - Ash Place Preliminary Long Plat (Z23-587PPLT)
Date: Monday, February 10, 2025 1:57:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Joe,

Thank you for your comment.

The interim code under which this plat is vested includes a note in table 17C.400-1 (found in 17C.400.010) that a private shared driveway providing access to the rear of a grouping of attached houses also meets the requirement for alley parking. See [17C.400.010 Pilot Low-Intensity Residential Development Standards](#). This interim code did not place a limit on the number of units that could be served by a private driveway. As such we have found no conflict with the codes in place at time of permit application for the subdivision. Agencies with jurisdiction and internal staff that review for access requirements including engineering, fire, and solid waste for example have all approved the proposed driveway access layout and included conditions associated with the proposal. For instance, the private driveway will need to be designed and constructed to handle the turning radius and weight of emergency vehicles.

Please also be advised that under currently adopted codes, driveways serving up to a maximum 9 units (unless approved by engineering) are allowed. This is codified in the “unit lot development” code for example (See 17G.080.065). Because this site provides the required public street frontage under the interim code for a standard long plat, the unit lot subdivision code (formerly the pocket plat code) was not required to be implemented for the proposal. Here too there is no conflict with adopted codes.

The private driveway is named for EMS service provision. The city staff who work on addressing for EMS servicing have reviewed and provided guidance on addressing for this development consistent with EMS service provisions. Please see the updated map linked to this email and available on the project website. [Preliminary Plat Map \(Revised Jan. 2025\)](#). The private driveway is named Toyon Lane. Please note that specific numbered addresses for each unit will be shown at time of final plat – address numbers are not a requirement for the preliminary application.

For those homes with street frontage on N Ash Place, the front doors will be directly visible and accessible from N. Ash Place. Addressing on each unit will be per adopted code. The requirement for the location of the primary entry is found in the interim code under which this plat is vested.

Addressing will also need to be visible for those units fronting onto N Ash Street that will be

served from the private driveway and internal pedestrian access. To address concurrency standards for pedestrian access as well as development standards under the Interim Zoning Code 17C.400.030 Design Standards (subsections B and D) planning has recommended, as a condition of approval, that pedestrian access (separate and distinct from the private vehicle access) connect at least one entry per unit from the public sidewalk at Ash Place to an entrance intended to meet “entrance implementation” standards of the interim zoning code for lots 1-10 block 3. This recommended condition is included in the technically complete letter on the project website which includes all requirements from departments and agencies who commented on the proposal.

Thank you again. Please let me know if you have other questions.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Sacco, Joe <Joe.Sacco@srec911.org>
Sent: Tuesday, February 4, 2025 11:41 AM
To: Owen, Melissa <mowen@spokanecity.org>; Owen, Melissa <mowen@spokanecity.org>
Cc: Kokot, Dave <dkokot@spokanecity.org>; Sandall, Frank J. <fjsandall@spokanecity.org>; Cravalho, Justin <jcravalho@spokanecity.org>
Subject: RE: Notice of Application, SEPA, Hearing - Ash Place Preliminary Long Plat (Z23-587PPLT)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Melissa,

My concerns remain the same for emergency response. Per municipal code you cannot serve this many parcels, structures or units with a driveway or alley access. Such development requires a named roadways with addressing off of that named roadway.

Thanks,

Joe

[Section 17D.050A.050](#) Roadways to Which Naming Requirements Apply

A. New or unnamed existing roadways providing access to four (4) or more addressable

parcels, structures, or units shall be named.

Joe Sacco | GIS Manager | 509.202.7824



NOTICE OF PUBLIC DISCLOSURE: This email account is public domain. Any correspondence from or to this e-mail account may be a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56. regardless of any claim of confidentiality or privilege asserted by an external party

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Thursday, January 30, 2025 4:33 PM
To: Owen, Melissa <mowen@spokanecity.org>
Subject: Notice of Application, SEPA, Hearing - Ash Place Preliminary Long Plat (Z23-587PPLT)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

You are receiving this email as you expressed interest in this Ash Place Preliminary Plat Long Plat prior to the formal public comment period (project location and description below). While the applicant will be completing the required noticing (mailing, public posting, sign, etc.) no later than Monday, February 3rd, you are receiving this notice specifically because you have communicated with me about this project as a member of the public or an agency with jurisdiction. Please see attached combine notice of application, SEPA, and Hearing as well as the SEPA Notice of Application.

Please note that the project webpage is being updated with additional documents including content of the interim zoning code (SMC 17C.400) under which the application was submitted. These updates should be completed shortly. Once the webpage is updated you will see the attached notice of application detail on the project webpage. Go to <https://my.spokanecity.org/projects/ash-place-preliminary-long-plat/>.

Below is a summary from the notice materials including comment deadlines as well as the scheduled hearing date, time, and location.

Project Location

3242, 3230, and 3224 N Ash Place (Parcels 25014.4207/.4701/.4702); SE 1/4 S.01, T.25N., R.42E., W.M

Description of Project

The applicant is proposing to subdivide three parcels (a total of 1.32 acres) in the RSF zone (R1 effective 01/01/24) into 20 lots for the purpose of constructing attached housing under the City's Interim Zoning ordinance found in chapter 17C.400 – Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1). The proposal is served by public streets and includes a private driveway access from N. Ash Place for lots fronting N. Ash Street. Private water and sewer utilities will serve proposed lots. SEPA is required and is processed concurrently with the plat application. This is a type III application requiring a hearing before the Hearing Examiner.

Notice of Application and Public Hearing

Any person may submit written comments on the proposal, call for additional information or participate in the hearing. Comments received by **February 18, 2025, at 5 p.m.** will be included in the project staff report. Written comments received by March 12, 2025, by 5 p.m. will be forwarded to the hearing examiner for inclusion in the project public record.

There will be a public hearing on this proposal before the City of Spokane Hearing Examiner on Thursday, **March 13, 2025, at 9:00 a.m.** The hearing will be held in the Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

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

- Notice of Application, SEPA and Hearing with District Notification Map (attached)

SEPA Review

The City anticipates issuing a Determination of Non-significance (DNS). The optional DNS process in WAC 197.11.355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** See the “SEPA Notice of Application.” A copy of the subsequent threshold determination will be sent to those who provide comment and will be made available on the project website. **The last day to provide comment on SEPA is Tuesday, February 18, 2025, at 5 pm.**

- SEPA Notice of Application (attached)

Note: The Environmental Checklist for this proposal is found on the project webpage – see application document labeled “SEPA Checklist (revised July 2024).” Go to <https://my.spokanecity.org/projects/ash-place-preliminary-long-plat/>.

Please let me know if you have questions. Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at

509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



February 10, 2025

To: Mr. Spencer Gardner
Planning Director
City of Spokane

From: John Rose
Long-Term Neighbor & Resident
1907 W. Euclid Ave

RE: Ash Place Long Plat Development
#Z23-587PPLT

Comments

The reality of 20 single family units on 1.32 acres is unrealistic and inconsistent with the existing neighborhood. Add to that the fact that one-third of that tiny acreage is unbuildable due to its being a basalt bluff.

The safety issue of adding that many units housing anywhere from 42 to 84 individuals including the possibility of forty vehicles on a DEAD-END Street is risky and careless. That many units are MORE than the current number of existing houses on this street (Ash Place and W. Euclid Ave.)

Ash Place and W. Euclid Ave are the only egress and Ingress available to residents. These streets are not wide and the amount of traffic going in and out all day long is a significant hazard not only to drivers but pedestrians as well. It is a walking on-the-street neighborhood as there are NO sidewalks on W. Euclid Ave and minimal on Ash Place.

We live on W. Euclid – second house from the far west end. If there was a major safety issue such as a fire – we would not be able to get out due to the congestion of these 20 units. There is only one way in and one way out.

I spent 11 years of my life fighting forest and range fires. In today's environment, wildfire is a constant danger. One must only look at the recent wildfires in Los Angeles to know it can be a fast-moving disaster leaving residents little time to evacuate, particularly leaving a dead-end street through a congested area!

Just the safety factor alone should more than make this project inappropriate for the neighborhood and I strongly suggest the project does not continue.

A handwritten signature in black ink that reads "John Rose". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John Rose
1907 W. Euclid Ave
Spokane, WA 99205
(208)216-2937

February 10, 2025

To: Mr. Spencer Gardner
Planning Director
City of Spokane

From: Jenny Rose
Concerned Citizen and Neighbor
1907 W. Euclid Ave

RE: Ash Place Long Plat Development
#Z23-587PPLT

Comments

When we first bought to our home in 2007 – I was drawn to this neighborhood due to the history of the Native Americans and myself being Nez Perce. Our neighborhood is a historical part of Spokane, and most people do not know this. There is a monument dedicated to Chief Garry and the school he built there in 1870. Drumheller Springs Historical Park, a completely natural park, is located directly across from this development on Ash Place within one hundred feet or a one-minute walk.

Drumheller Springs Historical Park contains trails of the Natives who walked or rode their wagons/horses from the Spokane River all the way up north to the Spokane House. When we first moved into our house – we could see the wagon ruts on the trails. Over the years – those ruts have disappeared. I cannot begin to imagine what will happen to this historic park when 100-plus people are plopped on 1.3 acres?

Every year we see wildflowers and native shrubs come alive in this park. Camas, wild onions, bitterroot, lupine, wild asparagus, elderberry, prickly pear, rocky mountain juniper, dogwood to name just a few. We are also blessed to enjoy the wildlife right in the middle of Spokane due to the tranquility and peacefulness of Drumheller Springs Historical Park.

Living here for 18 years – year-round we see the deer, usually about 12 -15 of them, roam the backyards and eventually into the park. My husband and I, along with many of our neighbors, can point out their favorite hiding places. My greatest fear though is that with the addition of traffic, housing, PEOPLE AND DOGS that eventually this small band of deer will become extinct along with the wildflowers and native shrubs. How can it not happen?

Other animals that we are blessed with include moose, tons of birds including ducks and geese (every spring we have a pond in the middle of the park), quail, owls, herons, finches, robins, marmots and even coyotes, raccoons, and skunks!

While I am not opposed to building – I ask for the consideration that the development on Ash Place blends in with the neighborhood – not twenty units but 5 – 10 units. We do want others to enjoy our Native American neighborhood. Thank you.

A handwritten signature in cursive script that reads "Jenny Rose". The letters are fluid and connected, with a large initial 'J' and 'R'.

Jenny Rose
1907 W. Euclid Ave
Spokane, WA 99205
509.953.7117

From: [Matt Smolinski](#)
To: [Owen, Melissa](#)
Cc: [Dennis Flynn](#); [Michele Flynn](#)
Subject: Ash Place Townhomes
Date: Sunday, February 16, 2025 10:56:11 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

The letter is concerning the proposed development of Ash Place Townhomes.

The City of Spokane has ordinances on stormwater. All stormwater must stay on the property. Currently water soaks into the ground at this Ash Place Townhomes proposed site. When asphalt, concrete, townhomes/apartments are built the water no longer goes into the ground as before. Swales are built to treat this storm water. They are built to handle a 100 year storm. Water cannot go off site. All business have swales built on them for this purpose. I designed Swales for the City of Spokane. A perc test will show how well the soil can absorb water. Has this been done? In my experience basalt doesn't absorb water good at all when it is being funneled to smaller surface areas, which is exactly what would be needed here. If the city has not considered this they are looking at flooding on the property and adjacent streets. Most home don't need swales because they have plenty of garden areas. This project leaves no room for water to go into the ground and prevent flooding of the townhomes and adjacent streets, mainly Ash St. You are asking for big problems if you do not look into this with a serious mindset.

Mathew Smolinski



March 26, 2024

From: Audubon-Downriver Neighborhood Council (ADNC)
To: City of Spokane Hearing Examiner
Subject: Ash Place Townhouse Proposal

Thank you for the opportunity to comment on the Ash Place townhouse development that is proposed within the boundaries of the Audubon Downriver Neighborhood.

Since January, 2024, our council has discussed the Ash Place townhouse proposal at each of our monthly membership meetings. Based on these discussions, this letter summarizes our council's position on the current proposed project.

The ADNC recognizes the need for additional housing units in our city, and the need to maintain the quality of life for existing residents in our neighborhood. While there are times these goals may seem at odds, we believe our engaged neighbors have examined this project with compassion, open-mindedness, understanding, and a desire to reach a mutually beneficial agreement.

As proposed, this project represents a very dense development that overwhelms the existing neighborhood characteristics. A more measured project that achieves the goals of the city to increase housing units, maintains the character of the existing neighborhood, and allows the developer to achieve a profit incentive represents a mutually beneficial outcome.

On March 21st, all voting members in attendance at our monthly membership meeting approved the following statement:

The Audubon-Downriver Neighborhood Council strongly urges the number of housing units be reduced dramatically to be compatible with the existing neighborhood density and quality of life. To that end, the building footprint and setbacks should be adjusted for more open space and a scale more compatible with the surroundings. We recommend approval of the project be conditioned on the installation of improvements to promote traffic calming and pedestrian safety.

We appreciate the opportunity to comment on this proposed development and anticipate the recommendations in this letter will be carefully considered and implemented in a manner that maintains the character of this unique part of our neighborhood.

Respectfully,

A handwritten signature in blue ink that reads "Jeff Stevens".

Jeff Stevens, Chair
Audubon Downriver Neighborhood Council.

Date: February 15, 2025

To: Melissa Owen, Spokane City Planning (MOWEN@spokanecity.org)

From: Don McIntyre, homeowner/resident 3128 N. Ash Place, Spokane WA 99205

Re: Proposed Ash Place Long Plat Development–File # Z23-586PPLT

I am writing as a followup to my prior letter dated 1/03/2024, to which you were cc'd. At that time I personally voiced concerns that were similar-to or same-as those shared with you by a number of other nearby citizens. Collective concerns, in opposition to the proposed project, included the following: street congestion; pedestrian safety; emergency egress; home values and taxation; and, last not least, negative impact to the cultural, historic and habitat environment of the neighborhood and its park. This last concern is especially notable given that a current Councilperson herself (Klitzke) is quoted by the Spokesman Review (5/11/2023) as having “argued that neighborhood character shouldn't be disregarded in the pursuit of housing density.”

I write today with specific concerns not previously noted, and I'm doing so before the FEB 18 deadline so that my document will be included in the project staff report. Several things jumped out at me when I reviewed the official documents you have posted regarding the proposal. On page 3 of the SEPA checklist it states “This project may contain blasting and rock crushing, all blasting and crushing will follow applicable codes and standards.” To say “may” followed by “will” seems to me a Freudian slip—the basalt rock in the area clearly WILL require blasting/crushing. Which leads me to nervously point out within the same document, neither the “Air” nor “Environmental Health” sections (pages 7 and 12) make any mention of the Radon gas variable.

A bit of google searching unearthed the following: Spokane County has an EPA Zone 1 status, meaning that our average radon test result is higher than what is considered safe; certain types of land or soil, including basalt, are more prone to radon gas and cumulative exposure to radon is linked to lung cancer rates; and it's recommended to retest a home after any significant remodeling jobs—including nearby construction. I do not see that the proposal as written has any mitigation measure planned for this possible environmental impact—I urge the responsible project official to call for a Mitigated DNS requiring additional study of this radon concern. Meanwhile I'm advocating for all nearby residents to prepare to uniformly conduct at home radon testing, preceding/during/following any Drumheller area construction development.

Regarding the posted Geotechnical Conditions Report, in addition to memorializing the fact that “the site is on a basalt outcrop” and “Heavy ripping, chipping and blasting may be needed” I found it odd to read that “Estimated daily traffic volumes were not provided at the time this report was prepared.” If traffic volume estimates are still not documented I urge that this concern also be included for study via a Mitigated DNS. Lastly, I urge the responsible official to ensure utilization of the geotechnical service noted on page 6 (4) which is “Construction observation to verify the conditions encountered and to make recommendations for modifications as necessary.” This is especially important given how often the proposal ambiguously cites its intent to “follow applicable codes and standards” without providing any detail for reference.

From: [Dennis Flynn](#)
To: [Owen, Melissa](#)
Cc: [Zappone, Zack](#); [Klitzke, Kitty](#); [Wilkerson, Betsy](#)
Subject: Drumheller Community Submission RE Ash Place Preliminary Long Plat, Application/Permit Number: Z23-587PPLT
Date: Saturday, February 15, 2025 1:04:50 PM
Attachments: [LetterToHearingExaminer_NeighborsOfAshPlace.pdf](#)
[LetterToHearingExaminer_NeighborsOfAshPlace_Signatures_SmallSize.pdf](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Ms. Owen, I hope this email finds you well. I am submitting, on behalf of the Drumheller neighborhood community, the attached document titled "LetterToHearingExaminer_NeighborsOfAshPlace.pdf" and 113 signatories in the attached document titled "LetterToHearingExaminer_NeighborsOfAshPlace_Signatures_SmallSize.pdf".

Not to be overlooked in the significant quantity of 113 signatories is that these were collected by a single handful of people spending a few days walking the Drumheller neighborhood. These were not professional signature gatherers, but rather local community members engaging with other local community members over the course of a few neighborhood walks to accurately present the proposed Ash Place Townhouses development, a statement of written concerns, and asking if they agreed enough with the written concerns to put their signature to it. I have no doubt the vast majority of our neighborhood has serious and varied concerns with this project (as well as the upcoming additional project of 17 Townhouses directly across the street).

Please let me know if you want the original signature pages, and I will mail them to you.

I will more than likely submit my own, personalized, written comment, but I do want to take the opportunity here, since I've CC'd Councilman Zappone, Councilwoman Klitzke, and Council President Wilkerson, to extend my sincere thanks to you for replying to my emails, taking my calls, etc. Your helpful and willing engagement with me on this has represented your Department within our City very well.

Sincerely,
Dennis Flynn
2108 W Euclid Ave
Spokane, WA 99205

CC: Council Members Zappone and Klitzke, Council President Wilkerson

From: [Dennis Flynn](#)
To: [Owen, Melissa](#)
Cc: [Zappone, Zack](#); [Klitzke, Kitty](#); [Wilkerson, Betsy](#)
Subject: Drumheller Community Submission RE Ash Place Preliminary Long Plat, Application/Permit Number: Z23-587PPLT
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Sincerely,
Dennis Flynn
2108 W Euclid Ave
Spokane, WA 99205

CC: Council Members Zappone and Klitzke, Council President Wilkerson

To the City of Spokane Hearing Examiner, City Council, and other interested officials:

Thank you in advance for reading OUR letter, submitted for your consideration regarding this PROJECT.

Definitions:

- "PROJECT" includes the proposed "Ash Place Project", sited at or near 3242 N Ash Place, Spokane, WA 99205
- "WE" and "OUR" includes the undersigned neighbors to the proposed PROJECT, including neighbors South of the PROJECT on Ash Place and Euclid Ave; neighbors between Maple/Ash and Oak on Courtland, Gordon, and Glass (neighbors highly impacted); neighbors surrounding Drumheller Springs park on Liberty; as well as neighbors on Liberty, Dalton, Courtland, Glass, Nettleton, Cochran, Euclid, and Alberta.

Introduction:

WE request lowering the proposed density at this PROJECT to better align with existing neighborhood character. Access for emergency services is very concerning. Evaluating required infrastructure improvements should be taken very seriously. As currently planned, the PROJECT will significantly increase traffic in an area that already is lacking in sidewalks and safe crossings. Environmental, indigenous, and historical considerations are important as well. Finally, the existing property owners should be protected and reimbursed for any damages caused by activities related to the substantial geological and construction work that will be required.

Density:

This long-standing neighborhood was developed as single family homes, one per plat. The only deviation is a duplex directly North of the PROJECT. Subdividing this PROJECT into 21 plats is egregiously out of character with the existing homes. Of the developed properties on Ash Place and Euclid, the average lot size is 0.24 acres and the minimum lot size is 0.15 acres. Using the average lot size (0.24) would allow for building 5 homes; using the minimum (0.15) would allow for building 8 homes. To maintain existing neighborhood character and in recognition of the need for housing, WE request you allow subdividing the PROJECT into no more than 10 plats.

Emergency Vehicle Access / Safety:

Unless the density is reduced, the PROJECT will more than double the number of homes trapped by a glaring safety hazard: the only way in/out is North via Ash Place. In the event there is any blockage/impediment to emergency services access and/or resident escape via Ash Place, WE recommend you require an Emergency access road from the East side of the Property to Ash Street as a protection for the human lives that may be at risk. Below is a

picture identifying a blockage on Ash Place demonstrating the necessity for an Emergency access route to Ash Street.



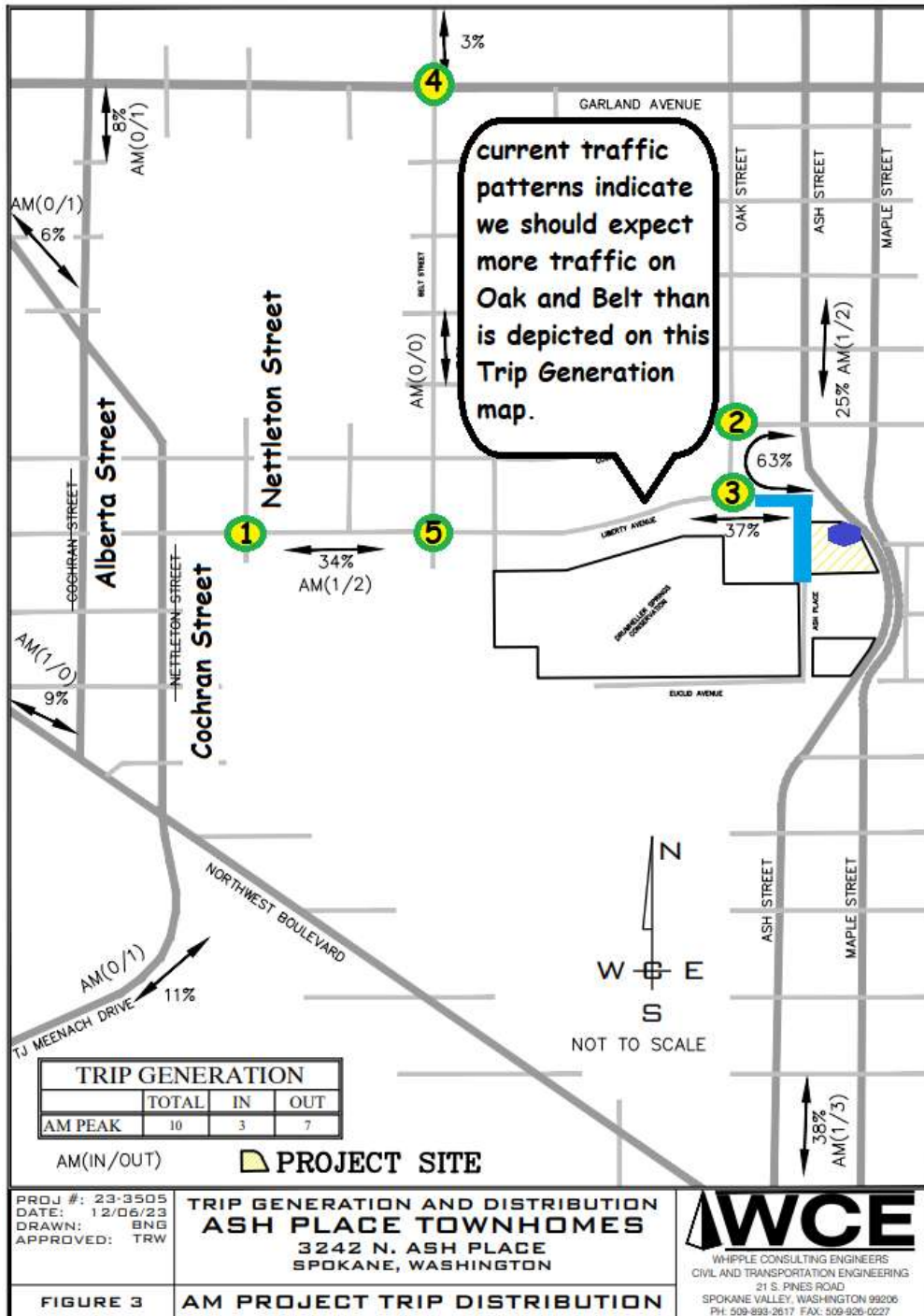
Traffic & Pedestrian:

Of note, the Trip Generation map inaccurately depicts Nettleton and Cochran Streets one block farther West than reality; the incorrect locations of the street names have been crossed out and the correct locations are identified in Comic Sans MS font in the map below.

Being unsure how or if the PROJECT may be required to mitigate traffic and pedestrian safety, WE nonetheless point out OUR belief the Trip Generation map is inaccurate in how it assumes traffic patterns. OUR experience is traffic going Northeast will traverse Oak Street and traffic going Northwest will traverse Belt Street, because WE know crossing Ash Street to turn North onto or cross Maple Street is atop a steep hill that is difficult to see oncoming traffic. WE have identified 5 dangerous intersections that WE request roundabouts be installed for safety, marked in order of importance by green/yellow circles on the map below. For traffic/pedestrian safety, WE identify the minimum requirement to implement roundabouts at Nettleton/Liberty and Oak/Courtland.

Identified in blue rectangles in the map below, WE recommend you require the developer implement sidewalks starting from the Southwest edge of the development, along Ash Place, and through to Oak/Liberty.

The purple hexagram in the map below identifies where the Whipple Consulting Engineers indicated a water collection pond will be located. Given the area is solid blue basalt, WE urge the City to devote significant attention to the storm water capture and drainage and require the developer implement a plan that will not inequitably over-utilize OUR City sewer/overflow system.



Demolition & Environmental, Indigenous, and Historical:

Anyone familiar knows the PROJECT is on a huge basalt outcropping. Geological engineering will undoubtedly require blasting and heavy equipment. WE are concerned the PROJECT is just outside the wetlands area in the Northeast corner of Drumheller Springs, and WE can inform you there is water seeping from the outcropping almost year-around, so the requisite blasting may damage currently unknown waterways. Microclimates and ecologically sensitive areas may be negatively impacted.



Is there a wetland rating for Drumheller Springs and when was it last updated? OUR understanding per Spokane Municipal Code 17E.070 is that any rating older than 5 years is expired and WE request a new rating be established as a prerequisite to this PROJECT starting. If there is no existing wetland rating, it is OUR understanding per SMC 17E.070 that the PROJECT must first obtain a wetland rating from a qualified wetland specialist.

Drumheller Springs is an historically sacred place, memorialized with a monument to Chief Garry. WE understand the Upper Columbia United Tribes has been contacted during the Agency Review, and we strongly encourage you to require the PROJECT partner with the Indigenous Peoples in a manner that promotes and encourages partnership and due respect.

Demolition & Property Damage:

Similarly, the redirection of currently unknown pathways may include both water and gases (such as radon). WE request you require the PROJECT owner to maintain a bond that will cover any property damage from all work to build the PROJECT, including but not limited to:

- damage to personal property

- damage to existing construction and foundations
- damage resulting from redirection of water
- damage resulting from redirection of gases

To protect the existing property owners, WE request you require the developer to submit a significant bond for an extended period of time during which a property owner may submit a claim for damages caused by the excavation (blasting, pile-driving, etc), construction, and related activities to OUR already existing property and housing investments to which WE have devoted significant time, labor, and monies. The PROJECT may induce damages to OUR property for which WE would deserve just compensation, and a bond will ensure the funds are available to compensate for any damages.

Please find attached OUR signatures.

Talking Points during hearing:

Density:

- WHO?
- Dead-end Road with 18 houses beyond this 21-house project
- Long-established, single-family neighborhood
- Surrounding plats are minimum 0.15 acres, average 0.24 acres
 - These will be less than .06 acres per unit

Emergency Safety:

- WHO?
- No turnaround, especially relevant for large vehicles (i.e. fire truck)
- Bottleneck – no escape route
 - Need an emergency escape access road on the East of the property to Ash Street
- Bottleneck – no emergency vehicle access
 - A 20-foot-wide alley means a single obstruction, such as a vehicle, will obstruct emergency vehicle access in case of medical/fire/natural emergency

Traffic / Pedestrian Safety

- WHO?
- Note: the supplied trip map mistakenly and inaccurately places Nettleton and Cochran streets
- Trip Generation map does not match lived experience:
 - NE-bound traffic will use Oak St or Maple St
 - NW-bound traffic will use Belt St or Cochran St
 - ALL of which will necessarily travel Liberty Ave or Courtland Ave
 - SW-bound traffic will use Alberta St or Nettleton St
 - ALL of which will necessarily travel Liberty Ave
 - SE-bound traffic will use Ash St
- Liberty and Nettleton is already a dangerous intersection and will experience significant traffic increase
- Sidewalks are significantly lacking all over this neighborhood, making pedestrians at risk due to the increased traffic
 - Parks
 - Schools
 - Shadle center
 - Northwest Blvd shops
 - Post Office

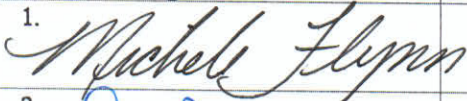
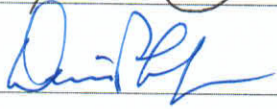

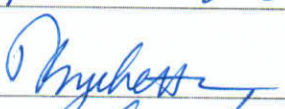
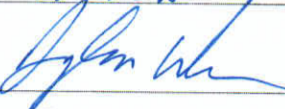
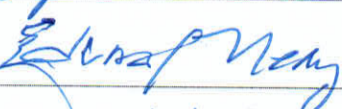
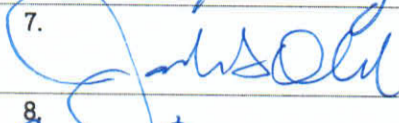

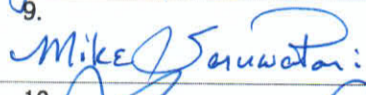
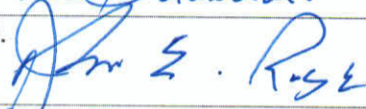
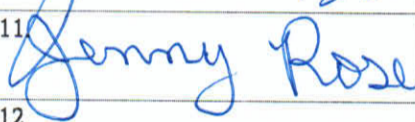
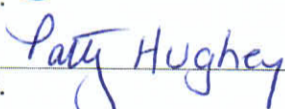
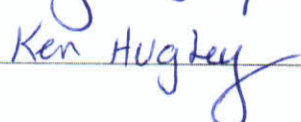
Environmental & Indigenous

- WHO?

- The area is compact, blue basalt
- There are wetlands in Drumheller Springs park
 - Is there a current wetland rating for the PROJECT and surrounding area?
- Water seeps from the rock outcroppings at the PROJECT
- Geological work (blasting, heavy equipment) may impact fluid and gas pathways
- An historic site for indigenous peoples


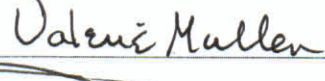



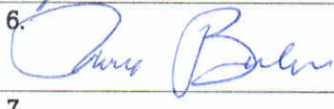
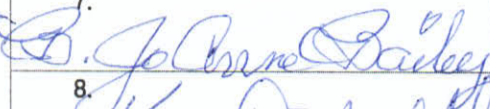

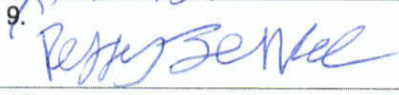
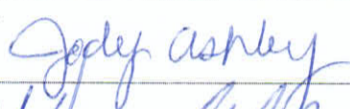


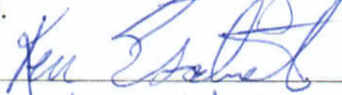
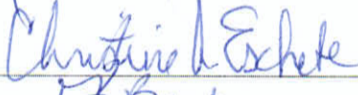
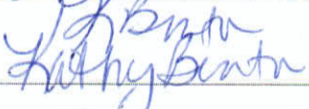
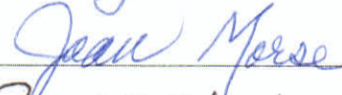
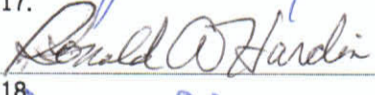

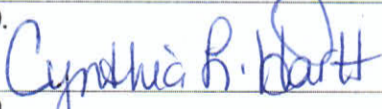

Property Damage:

- Damage to personal property (breakage) due to demolition and construction activity
- Damage to foundation due to demolition and construction
- Damage to construction due to demolition and construction
- Redirected gases (radon) and fluids (water) causing damage
- BOND: large enough

	Signature	Printed name	Address
1.		Michele Flynn	2108 W. Euclid Ave.
2.		Dennis Flynn	2108 W Euclid Ave
3.		Andrew Waltner	2126 W Dalton Ave
4.		P. Brukotta	2125 W. Liberty Ave
5.		Dylan W. Locke	3134 N Ash Pl.
6.		Edward NEARY	1627 W Euclid
7.		Jack Old	1721 W Euclid
8.		JOAN Tullman	1721 W Euclid
9.		MIKE SARUWATARI	1819 W. EUCLID
10.		JOHN E. ROSE	1907 W. Euclid
11.		Jenny Rose	1907 W. Euclid
12.		Patty Hughey	2420 W. Courtland
13.		Ken Hughey	2420 W. Courtland
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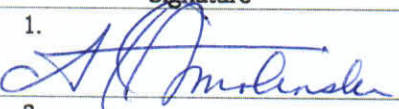



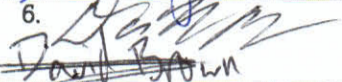
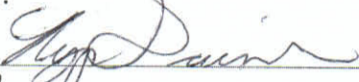
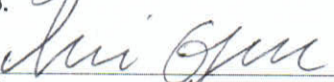
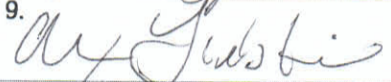
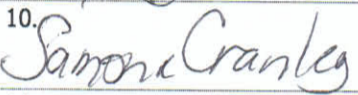
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Signature	Printed name	Address
1. 	Grace Creasman	99205 2403 W. Liberty Ave
2. 	Valerie Mullen	23 E. Falcon Spokane 99218
3. 	JAMES WILTON	Spokane 3705 N. Audubon 99205
4. 	VICTOR FRAZIER	2423 W. LIBERTY AVE
5. 	Nathanael GANT	2323 W Liberty AVE
6. 	Janice Baker	2303 W. Libby
7. 	R. JoAnne Bailey	2303 W. Liberty
8. 	KRISTIE D. WARDELL	2307 W. Liberty
9. 	Reddy Selke	2312 W. Liberty
10. 	Jody Ashby	2320 W Liberty Ave Spokane
11. 	Wayne Ashby	2320 W. Liberty Ave
12. 	Diana Frazier	2423 W. Liberty Ave
13. 	Kenneth Eschete	2337 W. Liberty Ave
14. 	Christine A. Eschete	2337 W Liberty Ave
15. 	Kathrine M. Benton	99205 2336 W. Liberty Ave
16. 	Joan Morse	2428 W. Liberty, WA
17. 	Ronald A. HARDIN	Spokane 4019 N. Hemlock 99205
18. 	JOHN I. SCHWARZ	3620 W. NORTHWEST SPOKANE WA 99205
19. 	Cynthia L. Hartt	2424 W. Liberty
20. 	Sharen Schermer	2404 W. Liberty 99205
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	Signature	Printed name	Address
1.		Ann Smolinski	1917 W. Euclid Ave
2.		Derrick S Elgin	1715 W Gordon Ave
3.		Nick Dear	3605 N. Ash
4.	Leslie R. Walls.	Leslie R. WAUS	1717 W. GLASS
5.		Scott J. WAUS	1717 W. glass
6.	 David Brown	David K Brown	1703 W Glass Ave
7.		RYAN DAUSSION	1720 W COURTLAND AVE
8.		IMANI GREENE	1716 W Courtland ave
9.		ALEX LINSTROW	1704 W. COURTLAND
10.		Samona Cranley	1714 W. Gordon
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	Signature	Printed name	Address
1.		Johnny + Myra J. Hilton	2425 W. Glass Ave Spokane, WA 99205
2.		Johnny B Hilton	SAME AS ABOVE
3.		SANDRA ROBERTS	2415 W. Glass Ave SPOKANE, WA 99205
4.		Brenjen Silva	3422 N Nettleton St Spokane WA 99205
5.		Sarah Dailey	2338 W Glass Ave Spokane WA 99205
6.		Adam Dailey	2338 W Glass Ave Spokane WA 99205
7.		Mary Jane Cavazos	2304 W Glass Ave Spokane WA 99205
8.		Linda Ciaramella	2305 W Glass Ave Spokane WA 99205
9.		Tami Welch	2305 W Glass Ave Spokane, WA
10.		Matt Holbert	2333 W Glass Ave Spokane, WA
11.		Cassie Laloe	2512 W. Glass Ave Spokane, WA.
12.		JON SWANSON	2507 W. GLASS Spo, WA, 99205
13.		Ara Lyman	2507 W Glass spo WA 99205
14.		Robert Greig	2507 W Glass spo WA 99205
15.		Acurian McConen	2507 W Glass Ave
16.		Roxana Austin	2315 W. Glass Ave. Spokane W. WA 99205
17.		Janine Edelbrock	2318 W. Glass Ave. Spokane WA
18.		Chris McPerritt	1911 W. Glass Ave. Spokane, WA.
19.		Lisa Shoemaker	1915 W. Glass Ave. Spokane WA 99205
20.		Scott Redemacher	2414 W Courtland Ave Spokane, WA 99205
21.		Bonnie Morey	2415 W, Courtland Spokane, WA 99205
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Signature	Printed name	Address
1. 	AMY BARKER	1710 W. GLASS AVE.
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	Signature	Printed name	Address
1.		3205 W Daisy	Dennis Flynn
2.		2712 E 39th	2712 E 39th Jim Schmitt
3.		Tom Hardwick	2424 W. Courtland Ave
4.		Donna L Huck	2338 W. COURTLAND -
5.		Jerry Paulin	2332 W Courtland
6.		Diane Wright	2311 W Courtland Ave.
7.		Todd Wright	2311 W. Courtland Ave.
8.		Nicole L. Miner	2323 W. Courtland Ave.
9.		Renee Reisman	2337 W. Courtland Ave
10.		Cherie Libby	2403 W Courtland Ave
11.		Tiffany S. Hofer	2409 W. Courtland Ave
12.		KORA TODD	2421 W COURTLAND AVE
13.		Debra D Dean	2107 W. Dalton Ave
14.		NANCY HUCK	2338 W Courtland Ave 99205
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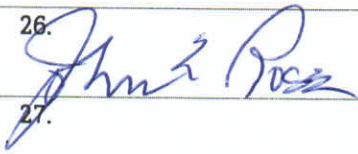
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	Signature	Printed name	Address
1.		Katie Yearout	1717 W. Liberty Ave
2.		Tony Day	1717 W. Liberty Ave
3.		Robert Learning	1807 W. Liberty Ave
4.		MARLENE J TORRISON	2005 W. LIBERTY AVE
5.		EDWARD J TORRISON	2005 N LIBERTY / 11
6.		JUSTIN W EAST	2022 W Liberty
7.		Jessica East	2022 W Liberty Ave.
8.		Glenn + Betty Nachbar	2105 W. Liberty Ave.
9.		Joe + Margaret Huseby	2116 W Liberty Ave
10.		Trudi + Bill Brown	2115 W. Liberty Ave
11.		MICHAEL McDONALD	2125 W. LIBERTY AVE.
12.		Joseph Shield	1816 W Liberty
13.		Becca Lynn	1816 W. Liberty Ave.
14.		Aaron Brevik	1908 W. Liberty Ave
15.		Edward L. Hoffman	1815 W Liberty Ave
16.		Charese Pettis	2006 W. Liberty Ave.
17.		April McKenna	2016 W Liberty Ave
18.		Nathan Graham	1921 W Liberty Ave
19.		CAROL PUPPO	1907 W Liberty Ave
20.		DAVID CLAITOR	1822 West Liberty Ave
21.		Sarah Arte	2106 W. Liberty Ave
22.		Melissa Rouse	2126 W. LIBERTY AVE
23.		David Pettis	2006 W. Liberty Ave
24.		Paul Rodean	1821 W. Liberty Ave
25.		Jennifer Rose	1907 W. Euclid Ave.

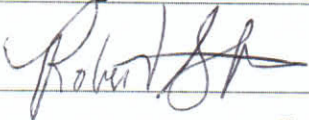


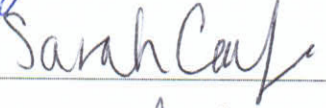
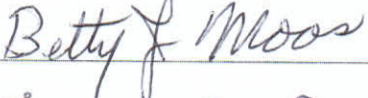
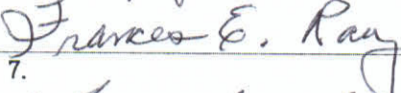
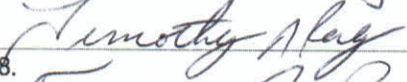
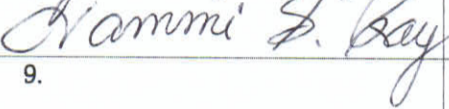
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Signature	Printed name	Address
26. 	JOHN E ROSE	1907 W. Euclid Ave.
27.		
28.		
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To the City of Spokane Hearing Examiner, City Council, and other interested officials:

- "PROJECT" includes the proposed "Ash Place Project", sited at or near 3242 N Ash Place, Spokane, WA 99205
- Signatures from includes the undersigned neighbors to the proposed PROJECT, including neighbors South of the PROJECT on Ash Place and Euclid Ave; neighbors between Maple/Ash and Oak on Courtland, Gordon, and Glass (neighbors highly impacted); neighbors surrounding Drumheller Springs park on Liberty; as well as neighbors on Liberty, Dalton, Courtland, Glass, Nettleton, Cochran, Euclid, and Alberta.

	Signature	Printed name	Address
1.		ROBERT SEEHENS	4210 E Sammamish Ave Spokane 99223
2.		Maureen Cosgrove	1812 W Courtland Ave 99205
3.		Jon Etherton	1811 W, Courtland AV 99205
4.		Sarah Conley	1923 W. Courtland 99205
5.		Betty J Moos	1905 W Euclid 99205
6.		Frances E. Ray	1905 W. Euclid
7.		TIMOTHY N. RAY	1829 W EUCLID AVE SP 99205
8.		TAMMI S RAY	1829 W EUCLID SPO WA 99205
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To the City of Spokane Hearing Examiner, City Council, and other interested officials:

- "PROJECT" includes the proposed "Ash Place Project", sited at or near 3242 N Ash Place, Spokane, WA 99205
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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

February 14, 2025

Melissa Owen
City of Spokane, Development Services Center
808 W Spokane Falls Blvd
Spokane, WA 99201-3329

Re: Ash Place Preliminary Long Plat
File# Z23-587PPLT, Ecology SEPA# 202500348

Dear Melissa Owen:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) Notice of Application for the **Ash Place Preliminary Long Plat** proposal. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

Hazardous Waste and Toxics Reduction Program

Alex Bergh, (509) 385-5539, alexandra.bergh@ecy.wa.gov

Wastes produced during construction or remodeling can be dangerous wastes in Washington State. Some of these wastes include: Absorbent material, aerosol cans, asbestos-containing materials, lead-containing materials, PCB-containing light ballasts, waste paint, waste paint thinner, sanding dust and treated wood.

The [Construction and demolition](#) website has a more comprehensive list and a links to help identifying and designating your wastes.

Responsibility for construction waste generated at a facility is the responsibility of the facility that generates the waste. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste. Information about how to sample and what to test for can be found at the above linked website.

Melissa Owen
February 14, 2025
Page 2

Water Quality Program

Suman Paudel, (509) 601-2124, suman.paudel@ecy.wa.gov

Operators of construction sites that disturb one acre or more total area, and has or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology's [Construction Stormwater General Permit](#).

If soil or ground water contamination is known at the site, additional information will be required. The applicant will be required to submit additional studies and reports including, but not limited to, temporary erosion and sediment control plans, a stormwater pollution prevention plan, a site map depicting sample locations, a list of known contaminants with concentrations and depths found and other information about the contaminants.

Application should be made at least 60 days prior to commencement of construction activities. A permit application and related documents are available online.

If you have any questions or would like to respond to these comments, please contact the appropriate program staff listed above. If you have questions about SEPA, please reach out to sepahelp@ecy.wa.gov.

Sincerely,



Katy Moos
Office Assistant
Eastern Region Office

From: [Russ Torrison](#)
To: [Zappone, Zack](#)
Cc: [Byrd, Giacobbe](#); [Ocheltree, Nicolette](#); [Owen, Melissa](#); audubondownriver@gmail.com
Subject: Opposition to 21-LotTownhome development on Ash Place.
Date: Tuesday, February 11, 2025 2:44:41 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Mr. Zappone,

I'm writing to express my vehement opposition to the 21-LotTownhome development on Ash place.

The project is completely inconsistent with the current environment of Drumheller Springs Conservation Park. With the exception of Manito Park across town, it is the *only* park which remains in its natural state. The park is a natural oasis and the heartbeat of the community in which I've lived for nearly 60 years.

It is a place of flowers, wild grasses, local birds, migratory waterfowl, trees and trails for the community to enjoy. The notion of introducing 21 units will not only compromise this natural and special space, but it will also further diminish the infrastructure that even now, the city cannot maintain.

The road from Ash to the proposed location(Ash-Courtland-Oak-Liberty) is already atrociously cracked, broken and uneven. Access to Courtland from Ash and Maple is already dangerous due to the hill, bend in the road and limited line of site. During rush hours it is far worse. I suggest that you personally go drive this route and ask yourself if the road and area is prepared for 21 units, their cars and those of their visitors. Parking will be a mess and the whole thing frankly a shameful eye sorer for the entire community. There are massive amounts of land available to developed towards the north, south, east and west edges of Spokane.

What's next, does the City allow development that would erode Corbin Park, Audubon Park...Riverfront park?

Further density will not solve problems, only create them. Look for example at the community of West Seattle. Zoning laws were changed to allow greater density about 20 years ago. Today it is a mess of gridlock and crime, a once healthy neighborhood overrun and ruined by overdevelopment. Let us learn from the mistakes of others, not our own.

Please, we urge you, keep the land as is so future generations can enjoy the same open space.

Cordially,

Edwin "Russ" Torrison
2005 W Liberty Ave.
Spokane, WA 99205
(509)270-7364

From: [SHERI LATTIMORE](#)
To: [Owen, Melissa](#)
Subject: Ash Place, letter with signature
Date: Monday, February 17, 2025 3:19:43 PM
Attachments: [For the last twenty plus years I have enjoyed living in my W.docx](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Updated letter, please disregard previous.
Sheri Lattimore

Response to Ash Place Long Plat Hearing

For the last twenty plus years I have enjoyed living in my W. Courtland home. I am directly north of the houses on the east side of Ash Place. During the day, I have a spectacular postcard view of downtown with its tall, pale buildings backed by dark evergreens on the South Hill. In the evenings, the buildings downtown sparkle in the setting sun, their glistening white sides reflecting the day's last light. At night, the city's twinkling lights appear and downtown looks surprisingly urban.

The field east of the houses on Ash Place, site of the proposed development, changes with the seasons. Pale greens through the spring and early summer, with deer and their new fawns playing. Full summer turns the field grass gold, and I see the occasional fat skunk waddling about, snacking on grasshoppers. Fall features the changing reds and yellows of the deciduous tree canopy over West Central. I watch winter storms roll up the river valley, bringing rain and snow. Winter turns the field white of course, and sometimes the snowfall is so heavy it completely blots out the field.

Now in the middle of all this natural beauty, the proposed development raises the ugly possibility that it will likely destroy it all. If this proposed development goes through, I will lose my amazing view. Instead of looking out at this remarkable bit of nature so close to downtown, this incredible view, I will be stuck staring at the side of an apartment complex. Sterile and ugly. Noise, traffic, and dirt will increase, while I lose the best thing about my home, the thing that makes every visitor exclaim "Wow" when they first enter my home. If this development goes through, every glance out my wall of windows will remind me of the ever-changing views I have lost. And sickened by what I see, I will move.

Sheri Lattimore

From: [Jessica Spurr](#)
To: [Owen, Melissa](#)
Subject: Ash Place Plat comment
Date: Monday, February 17, 2025 9:58:48 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello Melissa,

As I am understanding the Ash Place Plat I am astounded that this beautiful place, with a ton of basalt is being allowed to be developed, I could see up to four homes, but 20!?

Crowding that many homes on that basalt top brings up multiple problems; one, the tiny pond suggested to catch storm water run off will likely fail in 50 or 100 year storm events, causing flooding and mold.

Two, parking, any guests or children with vehicles will have to park on the street by Drumheller, this will limit parking for the public to access the park, which, at night is often filled with houseless population, this is a dangerous situation.

Three, dog poop and foot traffic. Twenty homes will result in many more people and pets accessing Drumheller, is there a tax or another fund to all allow for protection of this park? Which houses a spring that is sacred to Native peoples. How will the extra traffic impact the flora and fauna of that park and how do we compensate for all those extra feet and droppings?

Four, the spring that is in Drumheller, is it in danger of being hurt via the construction process?

The rest of that neighborhood has reasonably sized yards, and now the whole neighborhood has to change because a developer has spotted an opportunity to make money. It will look so weird, and the people right next to the new development will look out their window and be right next to another house....

Spokane brags of being near Nature and near perfect, why are we not doing more to protect our beautiful landscape. That basalt outcropping is beautiful, it is unique and honestly I wish the city would be the land and extend the park. BUT if we have to develop more can it be a reasonable number, can it be reasonably sized lots, not sardine cans.

Thank you for your time,

Regards,
Jessica Spurr

From: [Marc](#)
To: [Owen, Melissa](#)
Subject: Ash Place Preliminary Long Plat
Date: Monday, February 17, 2025 10:02:17 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Attn: Melissa Owen

Assistant Planner

808 W. Spokane Falls Blvd.

Spokane, WA 99201-3329

Hello Melissa,

I would like to provide my comments regarding the Ash Place Preliminary Long Plat application. The proposed density raises a number of concerns for these lots. First, the basalt outcrop does not allow for easy installation of utilities, it is not clear in the application what exactly will be done to install them. The basalt also does not allow for adequate drainage of storm water. The proposed plan does not adequately consider all the final impervious surface that will be installed for the entire project site and how much volume of storm water will be generated in 50- and 100-year storm events.

This project raises concerns around allowing these parcels to be included in the interim zoning ordinance. This unique geologic formation and the proposed project is directly across the street from Drumheller Springs natural park. Home to unique and sensitive wetlands, springs and vital habitat to local native plants and wildlife. This park is unique in the heavily urban landscape in that it offers valuable refuge to wildlife. The park is home to a population of Mule Deer that depend on the food and shelter that the park provides. With 20 townhomes packed into 3 lots and very limited yard space and parking, the impact to the park will be immediate and permanent. Cars will inevitably be parked in the street alongside it. Limited yard space will push owners to take their dogs to the park and place even more pressure on the wildlife.

The city should consider locations adjacent to sensitive natural areas when allowing the use of the interim zoning ordinance. This site cannot safely accommodate the density proposed and the current plans do not sufficiently address the full impacts that the development will have on the site including the installation of utilities and the management of storm water. Some locations are just too precious and have such valuable historic significance that they deserve unique consideration.

Please deny this project proposal and develop criteria for wise use of the interim zoning ordinance and then re-evaluate the project when criteria that ensures the proximity to gems of historical significance and extraordinary natural values are given their due considerations.

Thank you,
Marc Gauthier

From: [Dennis Flynn](#)
To: [Owen, Melissa](#)
Cc: [Klitzke, Kitty](#); [Zappone, Zack](#); [Wilkerson, Betsy](#)
Subject: Ash Place Townhouse project- public comments from Dennis Flynn
Date: Monday, February 17, 2025 10:57:18 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

To the Hearing Examiner and other concerned parties:

Warm greetings! I hope this email finds you well. I write to you regarding the Ash Place Townhouse project, including to request you allow me to speak at the Public Hearing in March.

My concerns are many: from the environmental, to respect of neighbor, to the need for private property rights.

Regarding the environment, my main concern is how this project will impact delicate microclimates that will be impacted by the geological activities, including explosives, and the plant and wildlife dependent on these microclimates. There is subsurface movement of water (and presumably gases, such as radon) which will shift with blasting and heavy equipment manipulation of the blue basalt throughout the project zone and nearby area. Are all of the wetland and environmental impact designations and studies up-to-date according to City, County, and State laws? Is the City putting its thumb on the scale to meet housing needs over the needs of this sacred space?

You may ask what I mean by a sacred space. I am referring not only to the historical significance of this whole area to the indigenous peoples, as evidence by the monument to Chief Garry, the mural created by tribal members on the retaining wall on the lower Drumheller area, and the respectful smudge ceremony and dedication of the park led by Candace Mumm and the regional tribes, but also to the respect and care the current neighborhood community provides in reverence to one of the last, and finest, natural areas within our fair City (<https://outthereoutdoors.com/the-best-city-park-youve-never-heard-of-drumheller-springs/>)

Respect for neighbor is a two-way street: do unto others as you would have them do unto you (golden rule), and do not do to others that which you would have not done to you (silver rule). Even recognizing the need for housing, I'd ask you to think how would you receive this 20-Townhouse project that is completely out of character for this long-established neighborhood when you also read that another 17-Townhouse project is planned directly across the street? (<https://www.spokesman.com/stories/2024/aug/15/the-dirt-townhomes-planned-for-audubon-neighborhood/>). Especially when you consider this dead-end street has a total of 18 existing houses to the South of these projects! When both of these projects are completed, you will have more than tripled the existing density! Maximizing a developer's financial profits at the expense of the blood, sweat, and tears existing residents have lovingly poured into their neighborhood properties is the exact opposite of being a respectful neighbor.

Personally, I lean more favorably towards lenient allowance of private property rights than restrictions. However, you would be wrong to think that would lead me to favor a laissez-faire attitude to just "let 'er rip" to meet our housing needs, because of necessary consideration is

BOTH the developer's property rights AND the property rights of neighboring property owners. Deciding to purchase a property includes many facets, one of which is the zoning that regulates what else might be built nearby. The City's decision to change zoning, while made with good intentions, violates in principle, if no longer in law, the property rights of all the tax-paying citizens who purchased property on Ash Place with the (before BOCA, continuous) expectation it would remain an RSF-zoned area. This is being received by existing property owners as betrayal by their elected officials.

Additionally, I am concerned the geological work may cause physical damage to existing foundations, buildings, and belongings. Assurances from Whipple aside, I ask you to consider requiring the developer to pay to assess radon and water flow at all properties within the notification area, and to post a multi-million-\$ bond to cover damages discovered for up to 2 full years after project completion.

Thank you for reviewing this short list of some of my concerns. I ask you to require the subdivisions be made at the current minimum plat area of all nearby plats at 0.15 acres (the average of nearby plats is 0.24 acres).

Sincerely,
Dennis Flynn
2108 W Euclid Ave
Spokane, WA
dpflynn@hotmail.com
509-325-9097

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February 18, 2025

TO: Melissa Owen
City of Spokane
Planning & Development Services
509.625.6063 | mowen@spokanecity.org

Ash Place Preliminary Long Plat (Z23-587PPLT)

Project Location

3242, 3230, and 3224 N Ash Place (Parcels 25014.4207/.4701/.4702); SE 1/4 S.01, T.25N., R.42E., W.M

Project Comments

We live on the property adjacent to the above project and have several concerns that haven't been adequately addressed:

- **Storm water management:**
The project property is on basalt and doesn't drain well. When it rains or snows, there are multiple small puddles and ponds on the lots. We are concerned that runoff from the impervious materials used in the pavement, sidewalks and rooftops for this project will drain onto the lot where we live.
- **Width of private driveway for access by emergency vehicles:**
Exact details about this development haven't been shared with the public including the height of the buildings. The current plans show a driveway through the project that is too narrow for emergency vehicles such as ladder fire trucks.
- **Privacy Screening and Fencing:**
What plans are in place for screening and/or fencing between the project and the property we live on at 3138 N Ash Place?
- **Pending removal of height restrictions:**
The mayor has proposed removing all height restrictions throughout the city of Spokane. This project should not be allowed to exceed the current height restrictions in force when this project was initially proposed.

John and Teresa Kafentzis
3138 N Ash Place
Spokane, WA 99205

John: john@kafentzis.com 509-879-6974
Teresa: teresa@kafentzis.com 509-868-1342

Thank you for this opportunity to comment on the proposed Ash Place Development. I live beyond the proposed development on a dead-end street. Along with well over 100 other neighbors in this quiet and unique neighborhood, I write opposing a project of this size. My reasons for opposition are as follows:

Violations of Spokane Municipal Code

1. These townhomes are for high-middle- and high-income earners. The developer is not proposing any affordable housing. The relaxed zoning is merely allowing this developer to profit immensely while doing nothing to assist with the affordable housing problems that is the rationale behind zoning changes. This proposal is also completely out of character for this single home residential neighborhood.

The fact that these are not affordable, nor are they in character with the neighborhood appears to violate provisions of Ordinance No. C36459. This Ordinance references “affordable housing” three times as the reason for zoning changes, and also states in the opening rationale that “the housing it will allow are compatible with the City’s residential neighborhoods.” A development of this size and density in a single-family neighborhood offering no affordable housing goes against the spirit and intent behind relaxed zoning codes.

A similar dense development is also in the works directly across the street and in Drumheller Springs Park from the Ash Place proposal, which would further exacerbate all the problems development of this size will cause.

2. Ordinance No. C36459 requires that where a transit stop occurs in the public right-of-way a pedestrian walkway must provide a clear and direct connection to it. Such a transit stop exists on Ash directly west of this proposal. A walkway to this stop does not appear in the preliminary plat map.
3. I am uncertain what code may apply, but it is safe to assume access by essential services need to be provided in any development. In this case, it does not appear that trash, recyclable material, and organics collection vehicles will be able to easily service each townhome, requiring trucks to back out of the alley multiple times onto Ash Place. They will need to back in as well to empty carts at all residences on the north, south, east and west sides of the alley. There is inadequate turnaround space for this in the alley. The same would apply to large delivery vehicles and moving trucks. Backing out of this development by the many large vehicles needed to service the townhomes puts residents, pedestrians, and wildlife at risk to life and vehicular accidents.
4. Stormwater controls are inadequate and place the burden of managing stormwater on the City and taxpayers that fund the overburdened stormwater collection system. The environmental checklist states “It should be expected that pre-developed flows will continue to be discharged in the manner that they exist today to downstream properties.” It also states, “the project does retain the right to discharge the rate and volume of stormwater as calculated in the pre-developed condition, if need be.”

The increase in impervious surfaces on this small lot is substantial and very little retention will exist due to underlying geology. The parcel sits atop basalt that is not conducive to absorbing or storing stormwater. Much of the stormwater on the undeveloped parcel is likely evaporated currently. I do not agree that any onsite controls will be adequate and result in only “pre-developed flows” onto Ash.

The SEPA states excess stormwater will be routed to Ash Street, to an already dangerous section sloped downhill and curved. Water and ice buildup would make this an even greater issue. An increase in stormwater discharge will lead to hazardous driving conditions when this water flows to Ash and freezes in the winter, as well as burden the already overburdened Spokane stormwater collection infrastructure. The City should consider requiring pervious pavement and more on-site vegetated infiltration basins to retain as much stormwater on site as possible.

I am also concerned about recharge to the wetlands across the street in Drumheller Springs Park from the damage that will be caused by blasting and disrupting existing stormwater flows through cracked basalt.

Other Concerns

1. The developer proposes no energy efficiency standards or water saving features, despite building for solely high-middle- and high-income earners. They are not proposing use of electricity for heating, efficient heat pumps, instant hot water systems, solar panels or battery storage. Natural gas should not be an option for the townhomes. The City and state and world are trying to transition away from use of fossil fuels and continuing to build it into homes and businesses. It is impossible to use solar panels for home heating as an option when natural gas is the heat source built into buildings, water heaters and stoves.
2. For carbon storage, aesthetics, shade, stormwater absorption, etc., the developer should be required to keep the mature vegetation growing on the east side of the lots where no building will occur. There is mature vegetation that took decades to establish, particularly on the dry basalt atop which they established.
3. My home is past this proposal and on a dead-end street. The only way out is past this development. I am concerned about being able to get out in case of an emergency such as a fire. 20 townhomes housing potentially 60 people or more come with a lot of traffic. Being clustered in one spot could lead to gridlock should a fire, for example, occur in Drumheller Springs Park and threaten surrounding homes. I worry too about the ability of fire trucks to get to the hydrant directly across the street from my house, as such emergency responders would need to first get past this dense development where residents there may also be evacuating. A similar dense development is also proposed for parcels directly across the street from this proposal, further elevating concerns about the ability to evacuate in case of fire or other emergency.
4. Traffic into and out of the streets around Drumheller Springs will be an issue. There are very limited means to access Ash, and travel north to or west requires using what should be quiet residential streets that are not arterials. Liberty and Oak are such streets and the residents

there will face a huge increase in traffic to fulfill the needs of those living in this development. More accidents will occur at the uncontrolled intersections that take people several blocks north on Oak to access Garland, or several blocks west on Liberty to access Cochrane and Alberta. This increase in traffic also puts kids, the many pedestrians walking their dogs and area wildlife at greater risk of getting hit.

5. I recommend the City require external lighting for this project to direct light downward to prevent light pollution and impacts to adjacent residents, as well as be motion sensor lighting to prevent unnecessary lighting when no one needs it.
6. The houses to the north and south of this development will be on either side of the alley at the proposed development, where vehicle traffic compromises the privacy of these homes. Barriers, such as walls on the north and south sides, should be required to ensure those home are protected from lights and noise, and some privacy is maintained.
7. To limit use of water, drought tolerant and native landscaping should be required given our persistent drought conditions that exist now and to be expected for the future to protect the limited supply in our sole source aquifer.
8. Lastly, I want to describe the unique attributes of Drumheller Springs Park and the homes surrounding it. We have resident deer that take refuge in the park and in our yards. We get moose in the park. Waterfowl rely on the wetlands in the park that provide a resting place during their migration. Skunks reside here. There has been the occasional racoon family spotted. The park's vegetation is historically important to tribes as it is home to yarrow and other native species. All can agree that more people and more traffic is not attractive to such wildlife, and increased numbers of people and pets using the parks threatens the native plant life that is so well established there.

In sum, a decision to allow this type of dense development will forever and irreversibly negatively impact this special and quiet neighborhood and pose a real risk to residents in the area. Me and others impacted by this proposal feel strongly and for legal and other legitimate reasons that it be decreased substantially, or altered altogether to build affordable, single-family homes or townhomes.

Please trust the impacts neighbors in the area know will occur. We know the area best and look out for each other and all the beings that frequent this unique and special place we cherish and call home. Thank you.

Marni Solheim
1711 W. Euclid Ave
Spokane, WA 99205
msolheim2002@yahoo.com
509-981-3759

From: [Westerman, Kile W \(DFW\)](#)
To: [Owen, Melissa](#)
Subject: RE: Liebhaber Comment on SEPA Application/Review Additional Attachment 4
Date: Friday, February 21, 2025 10:03:17 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Melissa,

Thanks for reaching out to me. While Rocky Mountain Mule Deer are a listed PHS species, that doesn't mean that everywhere a mule deer is spotted warrants protections. We rely on the PHS map that has identified critical areas or limiting factors associated with mule deer and may require a Habitat Management Plan (HMP) with possible mitigation etc. within those Identified polygons. The parcels in question, while I don't doubt that mule deer move in and out of that area is not an identified PHS critical area for mule deer. Which is not surprising being in the middle of the city. There is also no identified biodiversity area or corridor for that area. So no HMP would be triggered for the proposed development because it is not a critical or limiting factor for mule deer. Please let me know if you need more information.

Most current PHS map

[PHS on the Web](#)

Thanks,



Kile Westerman

Habitat Biologist, WDFW Habitat Division

2315 N Discovery Place
Spokane Valley, WA 99216
Office: 509-892-1001 ext.323
Cell: 509-742-0529

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Friday, February 21, 2025 9:23 AM
To: Westerman, Kile W (DFW) <Kile.Westerman@dfw.wa.gov>
Subject: RE: Liebhaber Comment on SEPA Application/Review Additional Attachment 4

External Email

Kile – sorry I missed one of the parcel numbers for the project when sending the email below. The Third parcel is Parcel Number 25014.4702 addressed as 3224 N ASH PL. Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Owen, Melissa

Sent: Thursday, February 20, 2025 5:50 PM

To: Westerman, Kile W (DFW) <Kile.Westerman@dfw.wa.gov>

Subject: FW: Liebhaber Comment on SEPA Application/Review Additional Attachment 4

Kile,

I am in receipt of the following items from a concerned neighbor related to Ash Place Preliminary Long Plat located at 25014.4701 and 25014.4207 addressed as 3230 and 3242 N ASH PL. I'm not sure where the Drumheller 9 labeled picture was taken (the fish and wildlife handout the neighbor included in their public comment indicates that the exact coordinates should be sent to WDFW). While I cannot confirm the location of the image sent, I'm hoping you can verify if the species is known in this area and/or if the project area is considered protected habitat for Rocky Mountain Mule Deer. The City's GIS layers does not include any priority habitat and species related to Rocky Mountain Mule Deer. Before we finalize the SEPA determination for this development, is there anything you would suggest related to the images we received as part of a public comment? Would the presence of Rocky Mountain Mule Deer result in the need for a habitat management plan.

Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services

509.625.6063 | mowen@spokanecity.org



From: Anne Marie Liebhaber <amliebhaber@gmail.com>

Sent: Wednesday, February 19, 2025 7:35 AM

To: Owen, Melissa <mowen@spokanecity.org>

Subject: Liebhaber Comment on SEPA Application/Review Additional Attachment 4

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Please confirm receipt of this email that I inadvertently omitted in yesterday's email attachments.

Thank you.

Anne Marie Liebhaber

**COMMENT ON SEPA APPLICATION, SEPA ENVIRONMENTAL REVIEW
Preliminary “Ash Place” Long Plat
File No. Z23-587PPLT**

1. This comment is made pursuant to WAC 197-11-355 to Planning Director Spencer Gardner to inform him of significant adverse environmental impacts on the proximate Drumheller Springs Conservation Area (hereafter Drumheller) by proposed development. Spokane County’s Interactive Map Viewer¹ shows direct encroachment by proposed development into the Buffer zone of two protected Wetlands located therein. Since there is the likelihood of significant adverse environmental impacts on this historical and unique conservation area directly proximate to proposed development, I ask Director Gardner to make a “determination of significance” or “require additional information or studies prior to making a threshold determination” pursuant to WAC 197-11-355(4)(c)(d). A Wetland Report is warranted as proposed development will have a significant impact on the proximate Wetlands of Drumheller and likely the protected conservation area itself.

2. The Shoreline/ Critical Areas Checklist submitted by Applicant Grove Road, LLC on 12/15/2023 states on page 2 that Fish and Wildlife Habitat and Wetlands are found less than 300 ft from proposed development. Notably the lower parcel of subject property is a mere 138 ft from Drumheller boundary. Directly across Ash Pl Road from subject property is an open natural field (ostensibly platted as W Dalton Ave) which lies adjacent to two protected Wetlands found in Drumheller. The upper larger Wetland is about 355 ft. from subject property which in fact extends directly into the Buffer zone of this protected Wetland by Spokane County’s mapping system. The lower Wetland is about 390 ft from subject property. Both Wetlands are year-round and support numerous varied and unique wildlife and flora, including a herd of unspecified deer. A piped, natural year-round spring “Drumheller Springs” is found on the same side of basalt rock outcroppings along Ash Street as subject property and is only about 400 ft from proposed development. Drumheller Wetlands are Wetlands of High Conservation Value (CAO page B-10) and must be protected from disturbance and probable significant environmental impact. The subject

¹<https://www.arcgis.com/home/webmap/viewer>

property also lies about 670 ft from a natural ravine/ gully on the top of which is an impressive Historical Marker commemorating where Chief Spokane Garry established a school in 1830.

3. The historical significance of Drumheller Springs Conservation area cannot be overstated as Drumheller was the site of pre-historic and historic Indian encampments and was an important Native American lodge site for thousands of years. The 12-acre park importantly preserves the gathering and burial grounds of Spokane Indians. Drumheller Springs is considered Historical Property by the City of Spokane and was nominated to US National Park Service for placement in the National Register of Historic Places in 1970.
4. Applicant's SEPA Environmental Checklist submitted on 7/18/2024 on page 8 states that there are "two waterbodies" on Drumheller that "are seasonal in nature". This is erroneous. Both Wetlands are spring fed and year-round. Both Wetlands are very close to subject property and, as noted above, proposed development in fact encroaches onto the buffer zone of upper Wetland. Applicant's assertion that "project will not require work over, in, or within 200 ft of surface bodies of water" is misleading. These two "waterbodies" are in fact protected Wetlands with mandated buffer zones pursuant to WA Wetland Guidance for Critical Areas Ordinance (CAO) (updated October 2022)², Spokane County Critical Areas Ordinance (SCCAO) (amended 2018)³, and SMC Title 17E.070 Wetland Protection statute⁴. Wetlands of any size and state of isolation are regulated and protected by the provisions of this statute. 17E.070.030(A). Notably both SCCAO (pg. 35, para.5) and SMC mandate that Wetland Buffer areas *shall be retained in their natural condition*. 17E.070.110(F)(emphasis added).
5. Applicant SEPA Checklist on page 17 re Historical and Cultural Preservation (para. 13(d)) states that "there are no proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbances of

² <https://apps.ecology.wa.gov/publications/documents/2206014.pdf>

³ <https://www.spokanecountv.org/DocumentCenter/View/20132/CAO-2018-final?bidId=>

⁴ <https://my.spokanecity.org/smc/?Chapter=17E.070>

resources beyond following local, state and federal laws”. Regardless of the permissibility of increased density standards by Spokane Building Opportunity for Housing Amendments, Applicant must adhere to the legal standards mandated by Spokane County’s Critical Areas Ordinance for the Protection of Wetlands, Fish and Wildlife Habitats, Geo-hazard Areas and Critical Aquifer Recharge Areas, all of which are impacted to some degree by applicant’s proposed development.

CAO’s Wetland Guidance Appendix D Buffer Approaches for Eastern Washington denotes specific examples of disturbances (light, noise, toxic/ stormwater runoff, pet and human disturbance, dust), causal activities, and examples of measures to minimize said impacts (pgs. D-2, D-3). Subject property lies within the high susceptibility area. By Applicant’s own admission the proposed development “will disturb air quality i.e. exhaust fumes from equipment during construction and later from residential occupancy (SEPA Checklist pg.7). CAO advises care in differentiating between minor and significant developments that block wetland buffer functions, noting that significant development (such as present proposed development of 20 residences) is “unquestionably a complete barrier to the functions of the buffer areas”. CAO (pg.24). CAO recommends a wetland report be prepared by a qualified wetland professional to describe the current functions of the wetland and its buffer, and measures that will be taken to ensure no loss of wetland or its buffer function (pg. 25). To my knowledge no such report specific to Drumheller Springs Wetlands has ever been done.

6. Applicant’s SEPA Checklist on page 11 re Animals (para.5(b)) states their review “did not reveal any critical habitat”. This is erroneous. Washington Dept of Fish and Wildlife Priority Habitats and Species on the Web lists two bat species as occurring on all three parcels of proposed development, one of which is the rare “Townsend’s Big-eared Bat”. This bat is a Candidate on the list of 2015 Species of Greatest Conservation, which WDFW identified as a candidate for listing as Endangered or Protected. There is a herd of deer that inhabit and frequently migrate in and out of Drumheller which are also a concern. An inquiry into preservation is warranted.

7. Applicant's SEPA Checklist on page 17-18 re Transportation (para.14 (h)) regarding "proposed measures to reduce or control transportation impacts, if any" asserts that "there are no proposed measures to reduce or control transportation impacts" other than paying impact fees. This is very concerning because the proposed development of 20 SFRs has only ONE roadway for direct access to subject property: Ash Pl Road. Access to/ from Ash Street is prohibited. Notably Ash Pl Road is a very short, dead-end street measuring 776 ft (.15 mile) which abuts and ends at West Euclid Ave. All traffic must turn right onto West Euclid as there is no road to the left. (Located to the left is the portion of Drumheller wherein the piped year-round spring is found in an area of treed vegetation and basalt outcropping which slopes down to Ash Street). West Euclid Ave is also a very short, dead-end street measuring about 917 ft in length (.17 mile), one-half of which is unpaved and without sidewalks (and very dusty in the summer). Of course, there is no roadway across Drumheller Conservation Park.

This means that there is NO thru passage around Drumheller for any vehicle. ALL traffic, including multiple heavy construction vehicles, delivery and refuse trucks, utility vehicles, as well as residential vehicles, MUST travel past subject property on Ash Pl Road and MUST make a U turn at some point on Ash Pl Road or West Euclid Ave to exit area. This will cause serious and dangerous traffic bottlenecks and will create heavy dust clouds during dry seasons. I know this because I live at 1803 West Euclid Ave. Homeowners, park visitors, wildlife, wetlands and flora will all be significantly impacted by the very restrictive traffic flow. A roadway study by a traffic engineer that addresses this problem is absolutely warranted.

8. SEPA procedural provisions require consideration of environmental impacts which are likely to occur, not merely speculative. WAC 197-11-060. "Likely" means "a reasonable probability of more than a moderate effect on the quality of the environment". WAC 197-11-782. "Impacts" are defined by WAC 197-11-752 as the "effects or consequences of actions" and environmental impacts are those effects upon the elements listed in WAC 197-11-444, which include aspects of both Natural Environment as well as Built Environment. Here the proposed development by Applicant admission involves Critical Areas of geologic hazard, fish and wildlife

habitat, and aquifer sensitive area. SMC 17A.020.030(BB). Comments herein illumine the historically significant and ecologically complex, unique and irreplaceable Drumheller Conservation Area with its Wetlands and Buffers. Preservation of Wetlands pursuant to SMC involves removing a threat to, or preventing the decline of, wetland conditions by an action in or *near a wetland*. SMC 17A.020.030(AB)(6). Here the proposed development encroaches on the upper Wetland buffer and its very close proximity (lower parcel of subject property is a mere 138 ft from Drumheller boundary) presents a significant threat to Drumheller Conservation Area. Additionally, the highly restrictive traffic flow described above presents a significant impact on Drumheller. At a minimum, more information on both these critical issues is required to make a reasonable choice as mandated by WAC 197-11-080.

9. WAC 197-11-355(4)(d) authorizes the responsible official, after consideration of timely comments on notice of application, to require additional information or studies prior to making a threshold determination. It is my hope that the verifiable information contained in this comment provides Director Gardner sufficient basis to require professional inquiry and reports on safeguarding Drumheller Conservative Area to preserve its incredible historical significance and mitigate any intrusion or disruption of its Wetlands and their Buffers.

Respectfully submitted this 18th day of February 2025.

Anne Marie Liebhaber

ANNE MARIE LIEBHABER
1803 West Euclid
Spokane WA 99205



Priority Habitats and Species on the Web



Buffer radius: 200 Feet

Report Date: 02/14/2025, Parcel ID: 25014.4207

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Shrubsteppe	N/A	N/A	No
Big brown bat			Yes
Townsend's Big-eared Bat		Candidate	Yes



Priority Habitats and Species on the Web

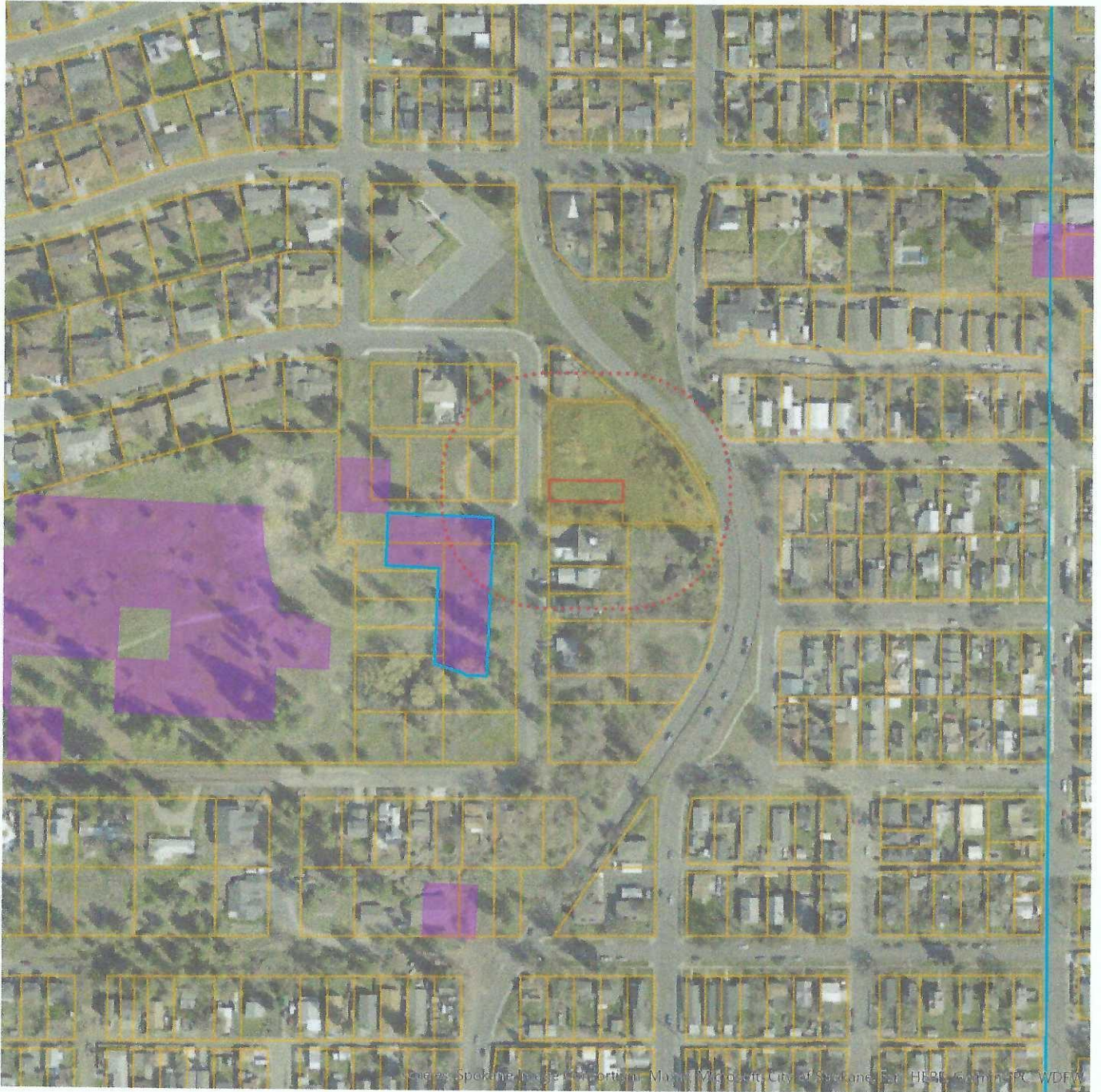


Image by Spokane Bridge Partnership, Map by Mapbox, City of Spokane, Esri, HERE, Garmin, IGC, WDFW

Buffer radius: 200 Feet

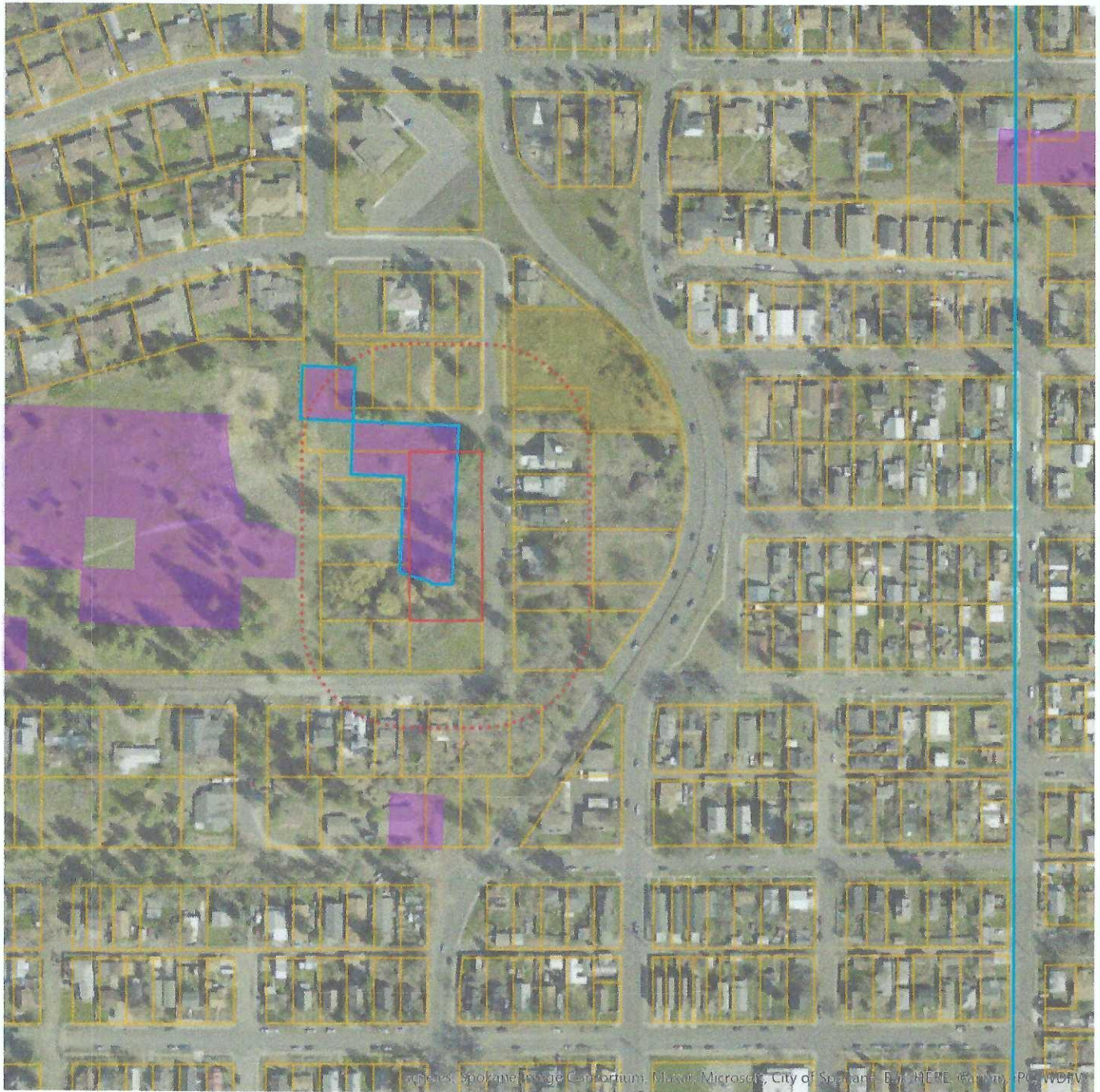
Report Date: 02/14/2025, Parcel ID: 25014.4701

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Shrubsteppe	N/A	N/A	No
Big brown bat			Yes
Townsend's Big-eared Bat		Candidate	Yes



Priority Habitats and Species on the Web



Species: Spokane Ridge Consortium, Nalco, Microset, City of Spokane, B, HERE, W, PC, WDFW

Buffer radius: 200 Feet

Report Date: 02/14/2025, Parcel ID: [25014.2202](#)

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Shrubsteppe	N/A	N/A	No
Big brown bat			Yes
Townsend's Big-eared Bat		Candidate	Yes

Big brown bat	
Scientific Name	<i>Eptesicus fuscus</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00605

Townsend's Big-eared Bat	
Scientific Name	<i>Corynorhinus townsendii</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
State Status	Candidate
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00027

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

2015 SPECIES OF GREATEST CONSERVATION NEED (SGCN)

OCTOBER 2018

Evo	COMMON NAME	SCIENTIFIC NAME	WSOC	ESA	G-Rank	S-Rank
MAMMALS (44)						
6	American Badger	<i>Taxidea taxus</i>			G5	S4
6	American Pika	<i>Ochotona princeps</i>			G5	S5
6	Bighorn Sheep	<i>Ovis canadensis</i>		SC	G4	S2S3
6	Black-tailed Jackrabbit	<i>Lepus californicus</i>	C		G5	S2S3
6	Blue Whale	<i>Balaenoptera musculus</i>	E	E	G3G4	SNA
6	Brush Prairie Pocket Gopher	<i>Thomomys talpoides douglasii</i>		SC	G5T1T2	S2
6	Cascade Red Fox	<i>Vulpes vulpes cascadenis</i>	C		G5T1T2	S1
6	Columbian White-tailed Deer	<i>Odocoileus virginianus leucurus</i>	E	T	G5T2Q	S1
6	Destruction Island Shrew	<i>Sorex trowbridgii destructioni</i>		SC	G5T1Q	S1
6	Fin Whale	<i>Balaenoptera physalus</i>	E	E	G3G4	SNA
6	Fisher	<i>Pekania pennanti pacifica</i>	E	SC	G5T2T3Q	S1
6	Gray Whale	<i>Eschrichtius robustus</i>	S	E*	G4	S2N
6	Gray Wolf	<i>Canis lupus</i>	E	E	G5	S1
6	Gray-tailed Vole	<i>Microtus canicaudus</i>			G4	S2
6	Grizzly Bear	<i>Ursus arctos</i>	E	T	G4T3T4	S1
6	Hoary Bat	<i>Lasiurus cinereus</i>			G3G4	S3S4
6	Humpback Whale	<i>Megaptera novaeangliae</i>	E	E/T	G4	S2S3N
6	Keen's Myotis	<i>Myotis keenii</i>	C		G3	S1?
6	Killer Whale	<i>Orcinus orca</i>	E	E*	G4G5T1	S1
6	Kincaid's Meadow Vole	<i>Microtus pennsylvanicus kincaidi</i>			G5T3	S2
6	Lynx	<i>Lynx canadensis</i>	E	T	G5	S1
6	Mazama Pocket Gopher	<i>Thomomys mazama</i>	T	T	G4	S2
6	Merriam's Shrew	<i>Sorex merriami</i>			G5	S3S4
6	Minke Whale	<i>Balaena acutorostrata</i>			G5	SU
6	North Pacific Right Whale	<i>Eubalaena japonica</i>	E	E	G1	SNA
6	Northern Bog Lemming	<i>Synaptomys borealis</i>			G5	S3
6	Olympic Marmot	<i>Marmota olympus</i>	C		G2	S1S2
6	Pacific Marten (Coastal population)	<i>Martes caurina pop. 3</i>			G4G5T1	S1
6	Preble's Shrew	<i>Sorex preblei</i>		SC	G4	S1
6	Pygmy Rabbit	<i>Brachylagus idahoensis</i>	E	E	G4	S1
6	Sea Otter	<i>Enhydra lutris kenyoni</i>	E	SC	G4T2T3	S2
6	Sei Whale	<i>Balaenoptera borealis</i>	E	E	G3	SNA
6	Shaw Island Townsend's Vole	<i>Microtus townsendii pugeti</i>			G5T1T2	S1S2
6	Silver-haired Bat	<i>Lasionycteris noctivagans</i>			G3G4	S3S4
6	Sperm Whale	<i>Physeter macrocephalus</i>	E	E	G3G4	SNA
6	Spotted Bat	<i>Euderma maculatum</i>			G4	S3
6	Townsend's Big-eared Bat	<i>Corynorhinus townsendii</i>	C		G4	S3
6	Townsend's Ground Squirrel	<i>Urocitellus townsendii nancyae</i>	C	SC	G3	S3
6	Washington Ground Squirrel	<i>Urocitellus washingtoni</i>	C	SC	G2	S2

Living with Wildlife

Bats

Bats are highly beneficial to people, and the advantages of having them around far outweigh any problems you might have with them. As predators of night-flying insects (including mosquitoes!), bats play a role in preserving the natural balance of your property or neighborhood.

Although swallows and other bird species consume large numbers of flying insects, they generally feed only in daylight. When night falls, bats take over: a nursing female **little brown bat** (*Myotis lucifugus*) may consume her body weight in insects each night during the summer.

Contrary to some widely held views, bats are not blind and do not become entangled in peoples' hair. If a flying bat comes close to your head, it's probably because it is hunting insects that have been attracted by your body heat. Less than one bat in 20,000 has rabies, and no Washington bats feed on blood.

More than 15 species of bats live in Washington, from the common **little brown bat** (*Myotis lucifugus*) to the rare **Townsend's big-eared bat** (*Corynorhinus townsendii*). Head to tail, bats range in length from the 2.5-inch-long **canyon bat** (*Parastrellus hesperus*), to the 6-inch long **hoary bat** (*Lasiurus cinereus*). The hoary bat has a body approximately the size of a house sparrow and a wingspan of 17 inches.

The species most often seen flying around human habitat include the **little brown bat** (*Myotis lucifugus*), **Yuma myotis** (*Myotis yumanensis*), **big brown bat** (*Eptesicus fuscus*, Fig. 1), **pallid bat** (*Antrozous pallidus*), and **California myotis** (*Myotis californicus*).



Figure 1. Big brown bat
(Photo by Ty Smedes)

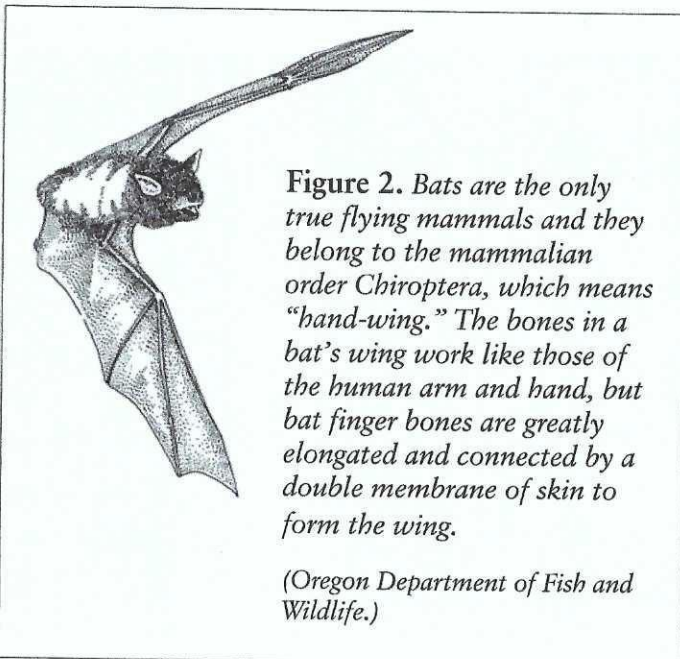


Figure 2. Bats are the only true flying mammals and they belong to the mammalian order Chiroptera, which means "hand-wing." The bones in a bat's wing work like those of the human arm and hand, but bat finger bones are greatly elongated and connected by a double membrane of skin to form the wing.

(Oregon Department of Fish and Wildlife.)

Facts about Washington's Bats

Food and Feeding Behavior

- Washington bat species eat vast quantities of night-flying insects, including moths, beetles, mosquitoes, termites, and flies.
- Most bats hunt in flight or hang from a perch and wait for a passing insect to fly or walk within range.
- The pallid bat captures crickets, grasshoppers, spiders, scorpions, and other prey on trees or on the ground.
- Bats locate flying insects primarily by using a radar system known as "echolocation." The bat emits high-pitched sound waves that bounce back to the bat when they strike a flying insect. A bat locates prey by interpreting the reflected sounds.

- Bats often capture insects when flying by scooping them into their tail or wing membranes, and then putting the insects into their mouth (Fig. 3). This results in the erratic flight most people are familiar with when they observe bats feeding in the evening.

THE SPOKESMAN-REVIEW

Washington Idaho Business Education

NEWS > VOICES

Landmarks: Drumheller Springs park once site of Indian School

Thu., June 14, 2007



The Spokesman-Review A wooden sign sits near the entrance to Drumheller Springs Historical Park near Ash Street and Fairview Avenue, commemorating it as the site of the first school in Oregon Territory and the place where Chief Spokane Garry taught religion and farming to Spokane Indians. (Holly Pickett / The Spokesman-Review)



Stefanie Pettit
Correspondent

The wooden marker is pretty easy to miss as you drive down Ash Street approaching Fairview Avenue on Spokane's North Side. Set back off the road, the marker pays homage to the site where Chief Spokane Garry established a school in 1830.

The sign acknowledges that it was the first school in what was then the Oregon Territory, where Chief Garry taught religion and farming to members of the Spokane Indian Tribe.

What the sign doesn't commemorate is that right there, at what we now know as Drumheller Springs Historical Park, there were naturally occurring springs, said to be the only freshwater spring for those traveling between Spokane Falls and the confluence of the Spokane and Columbia rivers in the first half of the 1800s.

Historical accounts refer to the springs as an important source of pure drinking water for tribal members, fur traders, missionaries, soldiers, miners, stockmen and others in the region.

The location was an important Indian campsite for thousands of years, once rich with camas, bitterroot and other plants of importance to the tribes. Historical archives indicate that tribal members made their last annual trips from the Spokane Indian Reservation to camp in lodges near the site in the 1930s.

Also known as Spring Hill, Garry's Springs and Lone Pine Springs, the 12-acre site carries the official name of Drumheller Springs Historical Park, named for stockman "Uncle" Dan Drumheller, who built a slaughterhouse on flat land below the springs in the 1880s, installing pipes and a tank to collect and store water from the springs.

Various portions of the site were donated to the city over time and the final section was deeded to the city of Spokane by the Comstock Foundation in July 1966 to be used as a public park.

The park is not filled with swings and other "toys," but rather, it is a protected conservation park, one that has attracted civic and school groups and others to help restore native plants and recapture its original natural beauty – not always easy to do in an urban setting.

In 2005, members of the five Upper Columbia United Tribes – Coeur d'Alene, Kalispel, Kootenai, Spokane and Colville – began a restoration and cleanup project there as part of the Adopt-a-Park program of the Spokane Parks and Recreation Department, which manages the site.

It is said that portions of the trail that once led from downtown Spokane all the way to Canada are still visible there.

That's quite a bit of history right in the middle of a north Spokane neighborhood.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

Honorable Thomas S. Foley

STATE: Washington	
COUNTY: Spokane	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON: Drumheller Springs

AND/OR HISTORIC: "Lone Pine" or ("Spring Hill") or ("Garry's Springs")

2. LOCATION

STREET AND NUMBER: Euclid Avenue and Maple Street

CITY OR TOWN: Spokane

STATE: Washington CODE: 53 ~~45~~ COUNTY: Spokane CODE: 063

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Building <input checked="" type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input checked="" type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Yes: Restricted Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Comments

4. OWNER OF PROPERTY

OWNER'S NAME: Spokane Park Department

STREET AND NUMBER: Spokane City Hall, North 221 Wall Street

CITY OR TOWN: Spokane STATE: Washington CODE: 53 ~~45~~

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Spokane County Court House

STREET AND NUMBER: W. 1116 Broadway

CITY OR TOWN: Spokane STATE: Washington CODE: 53 ~~45~~

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Spokane Metropolitan Area Transportation Study

DATE OF SURVEY: 1968 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS: Spokane City Hall

STREET AND NUMBER: North 221 Eall Street

CITY OR TOWN: Spokane STATE: Washington CODE: 53 ~~45~~

STATE: Washington

COUNTY: Spokane

ENTRY NUMBER

DATE

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION

- (Check One)
- Excellent
 Good
 Fair
 Deteriorated
 Ruins
 Unexposed
- (Check One)
- Altered
 Unaltered
 Moved
 Original Site

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

Drumheller Springs Indian Historical site is a marshey area on a wooded hillside. The springs area is fenced and an explanatory sign has been erected at the springs. The original site of the Springs probably did not have as many trees as now due to Indian encampments which utilized the wood for fuel. The Spokane City Park Department has expanded the area to 13 acres in total and are planning to develop visitor facilities on the hill above the spring site.

SEE INSTRUCTIONS

II. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input checked="" type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input checked="" type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

Drumheller Springs was the site of both prehistoric and historic Indian encampments. The Water and reeds which grew in the area drew the Indians to this sheltered campsite. During historic times this site was the point at which Chief Spokane Garry built his reed-mat church and attempted to convert his Spokane tribesman to the Christian faith before any white missionaries reached the area.

SEE INSTRUCTIONS

MAJOR BIBLIOGRAPHICAL REFERENCES

Spokane Story by Lucile Fargo, published by the Northwestern Press, Minneapolis, Minnesota, 1957.

History, Government and Resources of the Spokane Area by Edmund T. Becher, published by Spokane Public Schools, Spokane, Washington 1965.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES								
CORNER	LATITUDE				LONGITUDE			LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	
NW	°	'	"	°	'	"	47	°	41	'	20	"	
NE	°	'	"	°	'	"							
SE	°	'	"	°	'	"				117	°	26	'
SW	°	'	"	°	'	"						05	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: One acre centered on the monument within 13 acre pa:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES			CODE
STATE:	CODE	COUNTY	
STATE:	CODE	COUNTY:	
STATE:	CODE	COUNTY:	
STATE:	CODE	COUNTY:	

11. FORM PREPARED BY:

NAME AND TITLE: William H. Trogdon

ORGANIZATION: Eastern Washington State Historical Society DATE: April 15, 1970

STREET AND NUMBER: West 2310 First Avenue

CITY OR TOWN: Spokane STATE: Washington 53 46

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name Charles H. Odegaard

Title Director
Washington State Parks and Recreation Commission

Date _____

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

INSTRUCTIONS

Statement of
significance

This site has been a landmark in the Spokane area for decades. It was important to the aborigines because it was nearly the only available water on the North Hill; that is, the plateau extending for some four or five miles from the Spokane River to the foothills. It was particularly useful to the Indians because it lay beside a natural route or trail leading from the upper Spokane River to the Spokane House, Little Falls, and other down river areas. Countless Indian gatherings have been held there throughout the centuries. A branch of the Spokane Indian tribe made it its winter headquarters; and there are, consequently, numerous Indian burials in the immediate surroundings. Originally, the Indians gave it a name which is difficult to translate into English because it involved one of their complicated legends. Some early settlers referred to it as "Lone Pine"; and it is known by that name to many early settlers and their descendants. Other people referred to it as "Spring Hill." Still others have called it "Garry's Spring." More recently, however, it usually has been called "Drumheller Springs" for reasons hereinafter described.

The spring site is closely associated with the life and career of the first white trained school teacher and Christian missionary in the states of Washington and Oregon. Spokane Garry, when a lad of 14 years, was taken to the fur traders school at the foot of Lake Winnepeg in the year of 1825. After spending some five or six years there learning the French and English languages and the fundamentals of agriculture and the Episcopalian faith, he returned to his homeland with the resolution to teach his tribe the ways of the white man. In this he was successful for a while, but he was constrained to abandon his efforts after two or three years because of the difficulty of persuading the leaders of the tribe to adopt such things as monogamy and to induce them to exchange the use of the bow and arrow for the plow and hoe. There is some controversy as to where his first school house stood. Pioneers assumed that it stood here at Lone Pine Springs as early as 1830. This impression was gained from an interview made with Spokane Garry's daughter, Nellie, by William S. Lewis, a noted historian of the Eastern Washington State Historical Society. Nellie informed Mr. Lewis that her father's school was located at this spring. There are those, however, who affirm that Nellie was in error in that she remembered a school which was held at this spot by Garry considerably late in life; that is, in the 60's. Knowledgeable members of the Spokane Indian tribe are in agreement, moreover, that Garry's first school, established in 1830, was located across the main Spokane River from Spokane House. But in either case, this spring was the site of educational activity on the part of Spokane Garry, the first teacher in the state, at some time in his life and, as a consequence, is deserving of preservation as an educational shrine. Even if his first formal school was near Spokane House, it is reasonably certain that he made extensive and repeated reports to groups of Indians assembled in the long house which was maintained constantly at Drumheller Springs. After his return from Winnepeg he was famous among the Indians of the Northwest. He was entertained and extensively questioned by all Spokane chiefs.

The spring site was visited and utilized by many of the very earliest white visitors to the area; fur traders, missionaries, soldiers, miners, and stock men. In 1879, it became known that the Northern Pacific Railway intended to build its transcontinental line through the little village of Spokane Falls, which at that time numbered less than 300. This information caused the population of the village to expand tremendously; and, as a result, the very colorful early pioneer stock man, "Uncle Dan" Drumheller, decided to erect a slaughter house in the village and to use it as an outlet for the market for his numerous cattle which he had been raising in the Big Bend or Crab Creek areas. He needed a large quantity of clear, cold water for his operation, and, for that reason, erected his slaughter house on the flat immediately below the spring. At that time there were several more (since dried up) springs close to the one which still flows. All of these springs were collected into a single supply. This activity, instead of discouraging its use for habitation by the Indians, actually enhanced its value to them, because in those days so many parts of the animals that were slaughtered were of little use to the white man (hearts, livers, kidneys, and the like). Mr. Drumheller gave these to the Indians. Some members of the Spokane Indian tribe vividly remember that the notorious "Curly Jim", an Indian who later became famous because of his habit of sitting at

the entrance of a downtown Spokane bank, very early ingratiating himself with Mr. Drumheller and acquired the privilege of distributing this material, somewhat to the disgust and discomfiture of the other Spokanes.

When the Northwestern part of the city began to be settled, many of these early inhabitants used the Drumheller Springs as the only source of drinking water; there being, of course, no city water available for many years. Many living Spokanites (1966) recall taking buckets and other containers to the spring to "fetch" water in them for their mothers. It was in those days a favorite picnic and camping spot for all classes of people.

The hillside from which the spring flows (approximately 200 x 200 ft.) remained in its natural state until the late 1930's. At that time a family bought the lot and spring being especially anxious to secure drinking water which was unchlorinated. The family built a house on the lot, which was removed when the Historical Society bought the property in 1968.

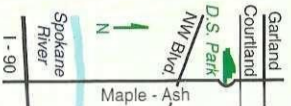
Property was transferred by E.W.S.H.S to the city parks who have built up and expanded the site. See description of present designation for area and ownership etc.

DRUMHELLER SPRINGS PARK



www.lsw.org/dsprings

Directions: From Interstate 90 take the Maple Street exit, #280A. Go north on Maple Street 2.7 miles, crossing Northwest Blvd. At the top of the hill on Maple Street turn left on Courland Ave. Turn left on Oak Street and left again on Liberty Ave. Turn right on Ash Place and park at the far end of the street.



Help Care For The Park

- Respect the wildlife and their habitat.
- Be responsible for your dog and keep it on a leash.
- Cats should not be allowed to run free in the park.
- Cats kill birds and other native animals.
- Refrain from picking or walking on the wildflowers.
- Be responsible for litter.
- Do not dump garden refuse in the park.
- Do not bring in new plants and animals that are not native to this area.
- Keep bicycles on the established trails.
- Walk quietly and you will see and hear delightful sights and sounds of nature.

Credits

This brochure was designed by Rogers High School students in a Biology-English Collaborative Class taught by Mary Porter and Cyndi Logan with information or help from: Cyndi Abrahamson, Vern Broadwell, Nancy Compu, Dobra Clem-Olsen, Eazel Cal Garry, Wayne Guhrle, Larry Hampson, Robert Hyslop, Mick McCarney, Marv Miller, Brandon Plesak, Lynn Penkomin, Tim & Tammi Ray, Jan Reynolds, Tom Rogers, Lowell Stack and Paul Wise. Sponsors include: Drumheller Neighborhood, Sierra Club, Upper Columbia River, Spokane Audubon, Spokane County Conservation District and Spokane Parks and Recreation Department.

Sierra Club

Upper Columbia River

Audubon

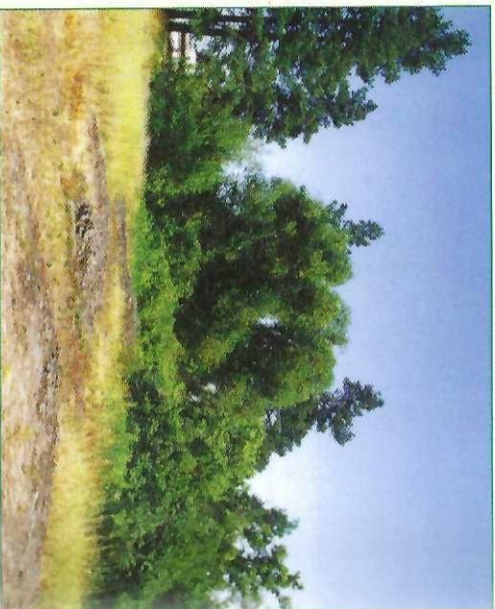
Spokane



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DRUMHELLER SPRINGS HISTORIC PARK

Witness the natural beauty of wildlife habitat within an urban setting



*As I sit and listen in the crowded city
I think and wonder
if there is such a place
where I can see what the world was
before it was what it is.
In this place, I close my eyes and ears
to the ruckus
and am aware of nothing but
chirping and growing
and everlasting life.*

—Keith Venekamp



Balsamorhiza



Bitterroot

A SPECIAL PLACE

Drumheller Springs Historic Park resulted from its geologic evolution, rich Indian heritage and preservation by the community. It is one of the few nature places inside the city of Spokane.

When you see this park for the first time, you may say to yourself, "This is a park? Where are the toys, picnic tables and green lawn?" This is not that kind of park: it is a protected conservation park. The fun and enjoyment in this park is in its natural beauty and in finding and naming the birds, flowers and other wildlife.

Visitors and neighbors enjoy watching the changing colors of the seasons, with succession of blooms of wildflowers and shrubs from spring to fall. Many neighbors have bird feeders, bird baths, nesting boxes and other shelter for wildlife in their yards adjoining the park.

Here children can learn about habitats and behaviors of wildlife. In April and May, many children visit the park on field trips.



High school and grade school students discover a garter snake

Using nets to catch and release the small water animals in the seasonal ponds, the school children discover a diversity of animals they have never seen before. Some of the aquatic animals are water fleas, watermites, fairy shrimp, backswimmers, and diving beetles.

The students look under rocks for small animals and learn to replace the rocks as they were. They draw pictures of the flowers or make leaf prints. They watch killdeer try to distract them away from a nest with a broken wing display. This 12-acre park has historical significance. It was an important Indian camp site for thousands of years. The Springs have seen countless seasonal gatherings of the Plateau people.

In 1870, Chief Spokane Garry taught near the Springs. In the 1880's, Dan Drumheller used the Springs to supply water for his slaughter house. The Springs were an important source of water for wildlife, Indians and settlers.

*Those of us who love this place hope
that you will enjoy your visits here
and that you will protect and value it.*

WILDFLOWERS

With melting snows, blossoms begin brightening the park. Wildflowers appear in this approximate order:

- Grass widow
- (Sisyrinchium)
- Yellow bell (*Fritillaria*)
- Shooting star
- (*Dodecatheon*)
- Blue lips (*Collinsia*)
- Starflower, Fringecup
- (*Lithophragma*)
- *Biscuitroot (*Lomatium*)
- *Arrowleaf balsamorhiza
- (*Balsamorhiza*)
- *Camass (*Camassia*)
- Cutleaf daisy (*Erigeron*)
- Phlox (*Phlox*)
- Long-plumed avens
- (*Geum*)
- *Wild onion (*Allium*)
- *Bitterroot (*Lewisia*)
- *Plants with edible bulbs or roots which were important food sources for the people of the Plateau tribes.

NATIVE SHRUBS

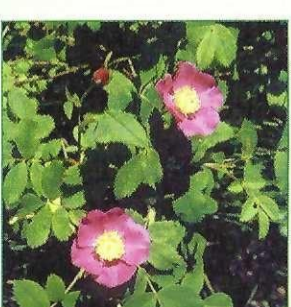
A few native shrubs were growing in the park before Rogers High School biology students planted more species. The students added a shrub-steppe habitat at the west end of the park and planted cactus, desert wildflowers and Rocky Mountain juniper in addition to shrubs. Shrubs provide shelter and food for wildlife and color for human enjoyment. The Plateau tribes used the berry-producing shrubs for food. They used red-osier dogwood for bows. The plants listed here are easiest to observe:

- Shrub-Steppe Habitat**
- Antelope-brush
- Big sagebrush
- Mountain mahogany
- Ponderosa Pine Habitat**
- Douglas hawthorn
- Elderberry
- Golden currant
- Oceanspray
- Mock orange
- Red-osier dogwood
- Snowberry
- Wood's rose



Camass

- Larkspur (*Delphinium*)
- Yarrow (*Achillea*)
- *Salsify (*Tragopogon*)
- Veitch (*Vicia*)
- Lupine (*Lupinus*)

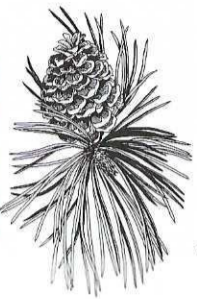


Wood's rose

PONDEROSA PINE HABITAT

Ponderosa pine (*Pinus ponderosa*) is the most abundant conifer in the Spokane area. It is well adapted to the hot, dry summers and snowy winters.

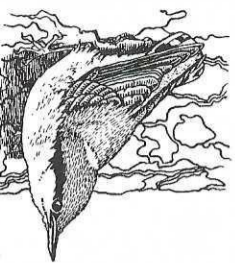
This pine has large, simple roots that can grow as far as 36 feet below ground and 100 feet on each side of the tree's trunk to anchor the tree and to obtain water in the driest times.



Ponderosa pine

The thick-skinned, long needles are in groups of three and have sunken breathing pores that reduce loss of moisture from evaporation. The Ponderosa can drink in traces of water through its needles and transport water to its roots to take advantage of night dew and foggy weather.

The open, park-like look of a mature Ponderosa pine forest is a partial result of fires. Large pines are fire-resistant due to the thick, "jigsaw puzzle" bark and limbs high on the tree.



Pygmy nuthatch

Nuthatches are birds well adapted for living on ponderosa pine trees. This small bird is as comfortable walking head-first down a tree as it is walking up. Nuthatches have long, strong toes and sharp, curved claws which cling to the bark. Their short, stiff tails act as props. Sturdy, pointed beaks reach between the grooves in the bark to find insects other birds miss. Pygmy nuthatches often nest in the smaller nesting boxes that Boy Scouts put up in the park.

Some other animals that visit or live here

Long-toed salamanders	Ring-necked pheasants
Pacific chorus frogs	Red crossbills
Garter snakes	Red-tailed hawks
American crows	Red-winged blackbirds
American goldfinches	Robins
California quail	Violet-green swallows
Canada geese	Yellow warblers
Great blue herons	Eastern grey squirrels
Great-horned owls	Marmots
House finches	Meadow voles
Killdeer	House mice
Mallards	Raccoons
Northern flickers	Striped skunks

NATURAL HISTORY

Remarkable geologic events occurred near the Springs creating the basalt rock, springs, and steep hillside that are characteristic features of this area.

Twenty million years ago, the Spokane River was 900 feet above sea level in the Spokane Valley. Now it is 1700 feet. The surrounding mountains of granite (Mount Spokane, Beacon Hill, Tower Mountain) were here, but the North Hill and South Hill were not.

Lava flows began to come from cracks in the earth south and west of Spokane over 10 million years ago. When the lava cooled, it became basalt rock. During long periods of time between lava flows, fine-grained sediments were deposited on top of the basalt. Horizontal lines of sand and soil can now be seen between layers of basalt wherever the basalt has been cut away by rivers.

Each lava flow extended farther in all directions until about 7 million years ago. As a result, basalt rock filled the Spokane River Valley to 2500 feet above sea level, up to 5-Mile Prairie and Browne's Mountain.

The springs on the east hillside of this park come from fractures in the basalt.

Over the past million years there have been four known periods of glacial activity in North America. Roughly every 200,000 years, the glaciers advanced and retreated. These glaciers may not have extended as far as the Springs, though evidence of glaciers can be seen in the Spokane Valley and north of Bear Lake.

When the ice sheets from Canada invaded northern Washington and Idaho, they backed up stream waters to make enormous glacial lakes. Glacial Lake Missoula formed each time a glacier blocked the mouth of the Clark Fork River.

When these ice dams collapsed, the world's largest floods raged down the Spokane River Valley, across central Washington, through Wallula Gap near the Tri-Cities and down the Columbia Gorge to the Pacific Ocean. Over 40 of these cataclysmic floods occurred near the end of the most recent glacial period between 15,000 and 12,500 years ago.

These Missoula Floods scoured the soil off the basalt, leaving the rock outcroppings visible in the park. Flood waters and other erosion created the steep hillside south of the park. North and east of the park, large amounts of sand were deposited.

As recently as 10,000 years ago, late ice age animals were varied and plentiful. Woolly mammoth and mastodon, longhorn bison, camel, caribou, and musk ox roamed the grasslands of eastern Washington. Saber-toothed tigers and short-faced bears hunted prey and giant condors searched for carrion. Giant beavers built dams in the side streams of the Columbia River.

PLATEAU INDIANS

Anthropologists speculate that people may have lived in the Inland Pacific Northwest during the most recent glaciation and floods.

The oldest evidence of human habitation found in this area, so far, dates to 10,700 years ago, at the Marmes Rock Shelter 3 miles downstream from Palouse Falls. Bones of Kennewick man, found more recently near Kennewick, Washington, are 9,300 years old.

However, Plateau elders say, "We have always been here, we are still here, we will always be here."

For thousands of years people of the Plateau made seasonal rounds in the Inland Columbia River region.

Salmon runs in the Spokane River during the summer and fall provided an abundant supply of fish for food and commerce. In the spring, summer and fall, there was much to harvest, including camas, bitterroot, huckleberry, thimble berry, and service berry for food and tulle for mats and weaving. There was hunting throughout the year.

Winter was a time of family, to tell the young the stories of their ancestors, to teach lessons of life, to repair utensils, gear and clothing or to make new ones.

Plateau people lived in lodges made from tulle mats throughout the seasons. In the winter, for more insulation, the lodge poles were set in dug out pits, additional tulle mats were added, and the dirt floors were covered with cedar bows, then hides.

One of the major trails of the area went from Spokane Falls to the mouth of the Little Spokane River. This trail went past the springs located at Drumheller Springs Historic Park and up the draw where Maple and Ash Streets are located. Indian Trail Road got its name from being part of this trail.

When Lewis and Clark explored along the Snake River in 1805-1806, they learned about the Skeet-Ko-mish nation. The description of where these people lived matches the area of Coeur d'Alene Lake and Spokane.

In 1825, Sir George Simpson, governor of the Hudson's Bay Company, sent the 14-year-old son of Middle Spokane Chief Illim-Spokanee to Red River School at Fort Garry (now Winnipeg, Canada).

The young man became known as "Spokane Garry" and studied agriculture, literature, religion and geography. He was the first Pacific Northwest Indian to speak English, French and the Salishan dialects.

When Garry came back to his birthplace in 1830, he set out to teach Spokane Indians about farming and Christianity. His first school was on the Spokane River across from the Spokane House trading post. Forty years later, in 1870-71, he taught near the Springs.

RECENT HISTORY TIMELINE

Prior to 1880's The springs were an important source of water for Indian people of the Plateau, early explorers and settlers.

1880's Dan Drumheller built a slaughterhouse below the springs and put in pipes and a tank to collect and store the water.

1888 James Monaghan platted Spring Hill Addition, which included the springs.

1880's - 1920's First homes were built below Spring Hill. Only a few homes were built along the edge of the hill above Spring Hill. A development was planned for the sandy area near Garland. Sidewalks and a water standpipe were built, but without streetcars and good roads, houses were not built in that part of Spokane until later.

1930's Spokane tribal people made their last annual spring trips from the Spokane Indian Reservation, forty miles northwest of Spokane, to camp in lodges on the rocky meadows above the springs.

1940 Miss Mattie Weherill bought one and one-half lots at Euclid and Oak to give to the Spokane Garry Chapter of the Daughters of the American Revolution for a historical marker for Chief Spokane Garry. The DAR dedicated a wooden marker in 1955, a flagpole in 1960 and a granite marker in 1963. In 1959, the DAR gave this land to the city of Spokane for a park.

1955 Ralph and Wayne Guthrie purchased Hillcrest Acres Addition, an area extending from Euclid Avenue to Garland Avenue and Oak Street to Belt Street. Homes were built north of Gordon Avenue, but the basalt rock made house-building difficult.

1950's - 1980's Lowell Stack designed and built houses on Gordon, Glass, Courtland and Liberty Avenues. He had to blast the rock to put in street improvements and utilities.

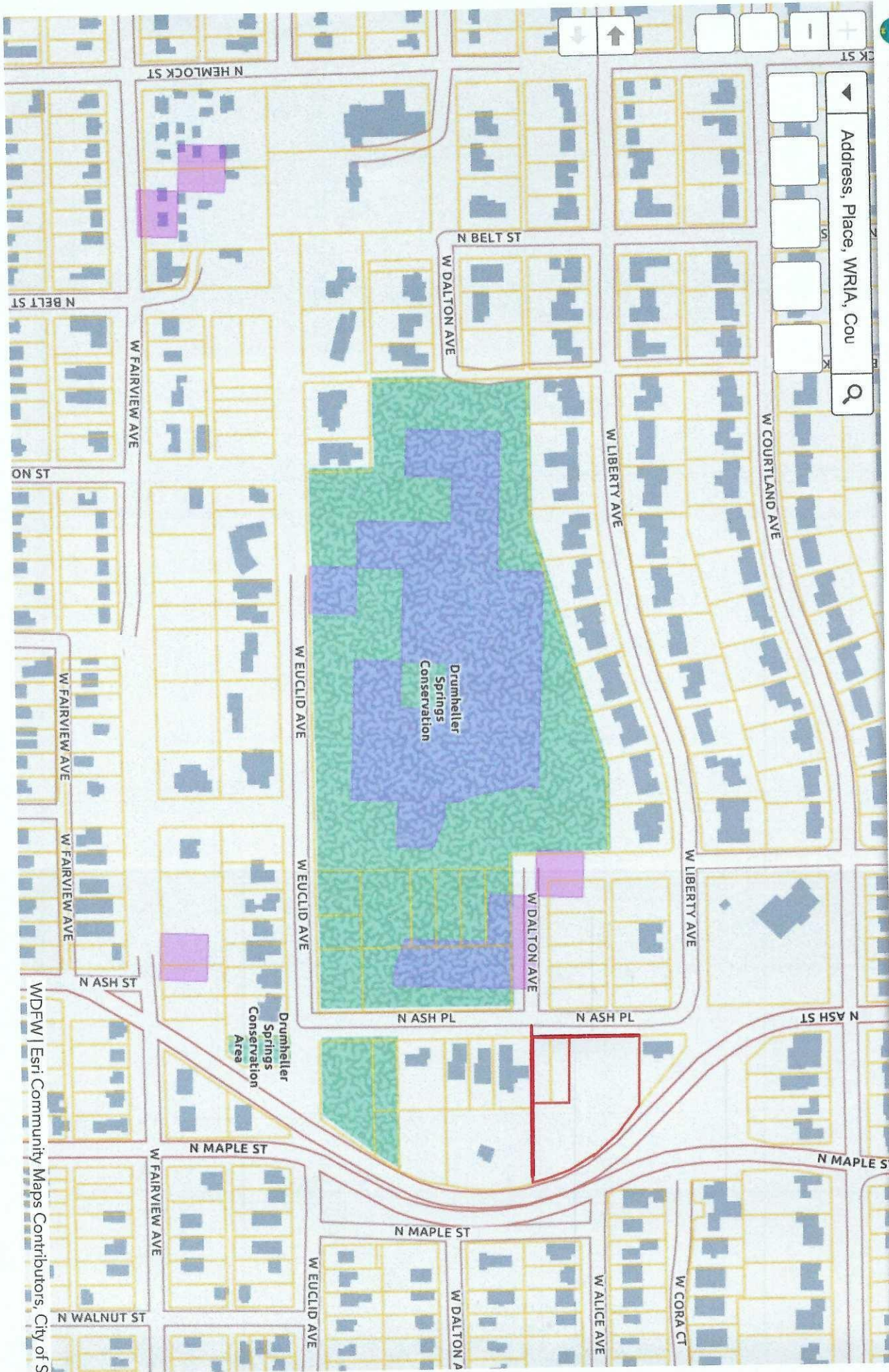
1958 Maple-Ash one-way couplet was built on the Indian trail near the springs.

1970 Members of the Eastern Washington Historical Society arranged for the purchase of the remaining land from the Guthries and donated it to the city of Spokane to become Drumheller Springs Historic Park. Some lots in Spring Hill Addition were also purchased for the park, including two lots that contained the remaining springs.

1993 - 1994 Biology students from Rogers High School planted native shrubs, built walking paths and began teaching local school children about wildlife in the park.



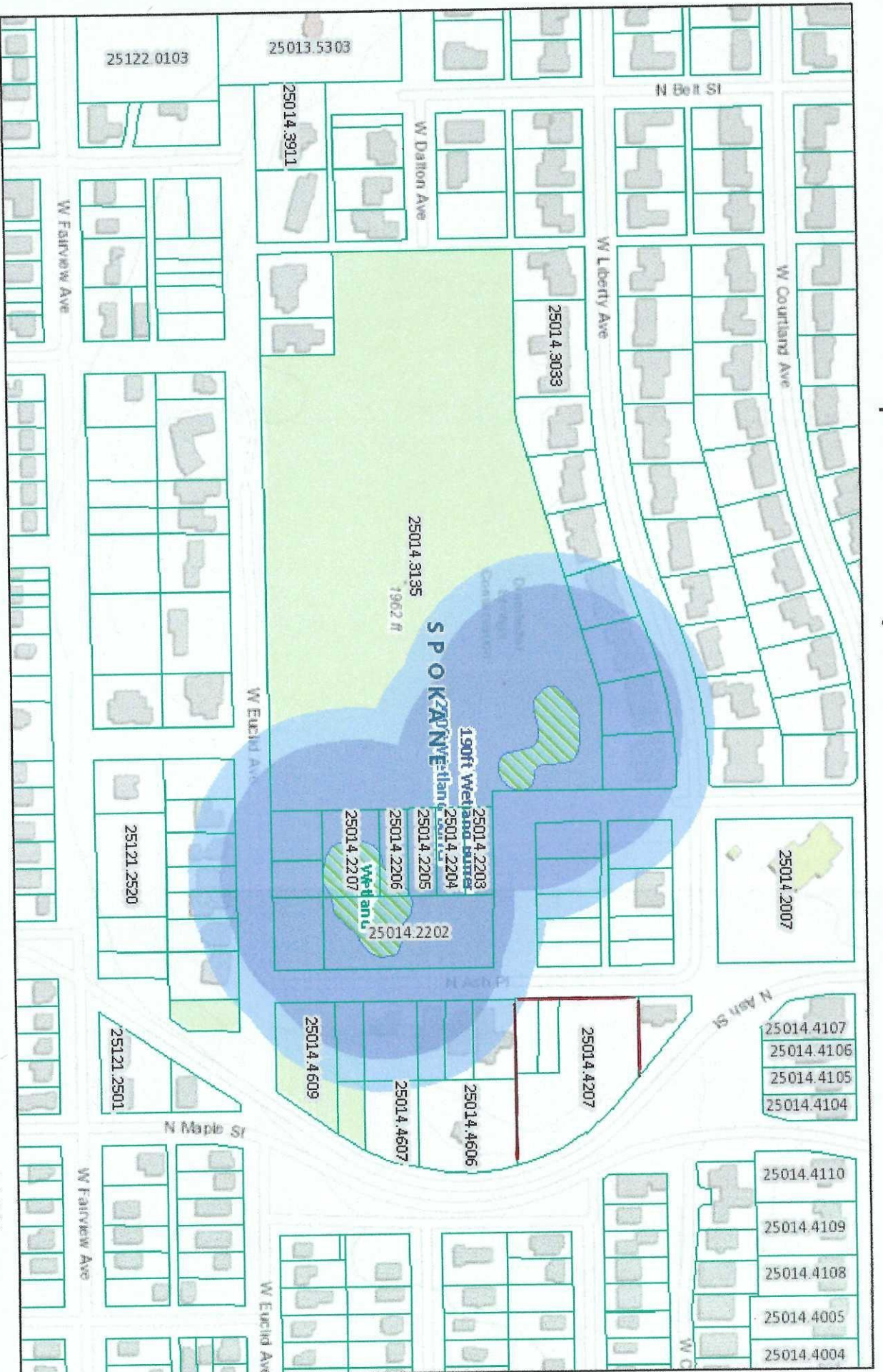
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Spokane County Interactive Map Viewer



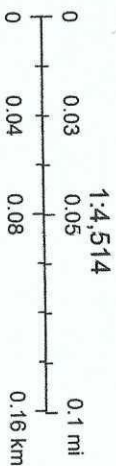
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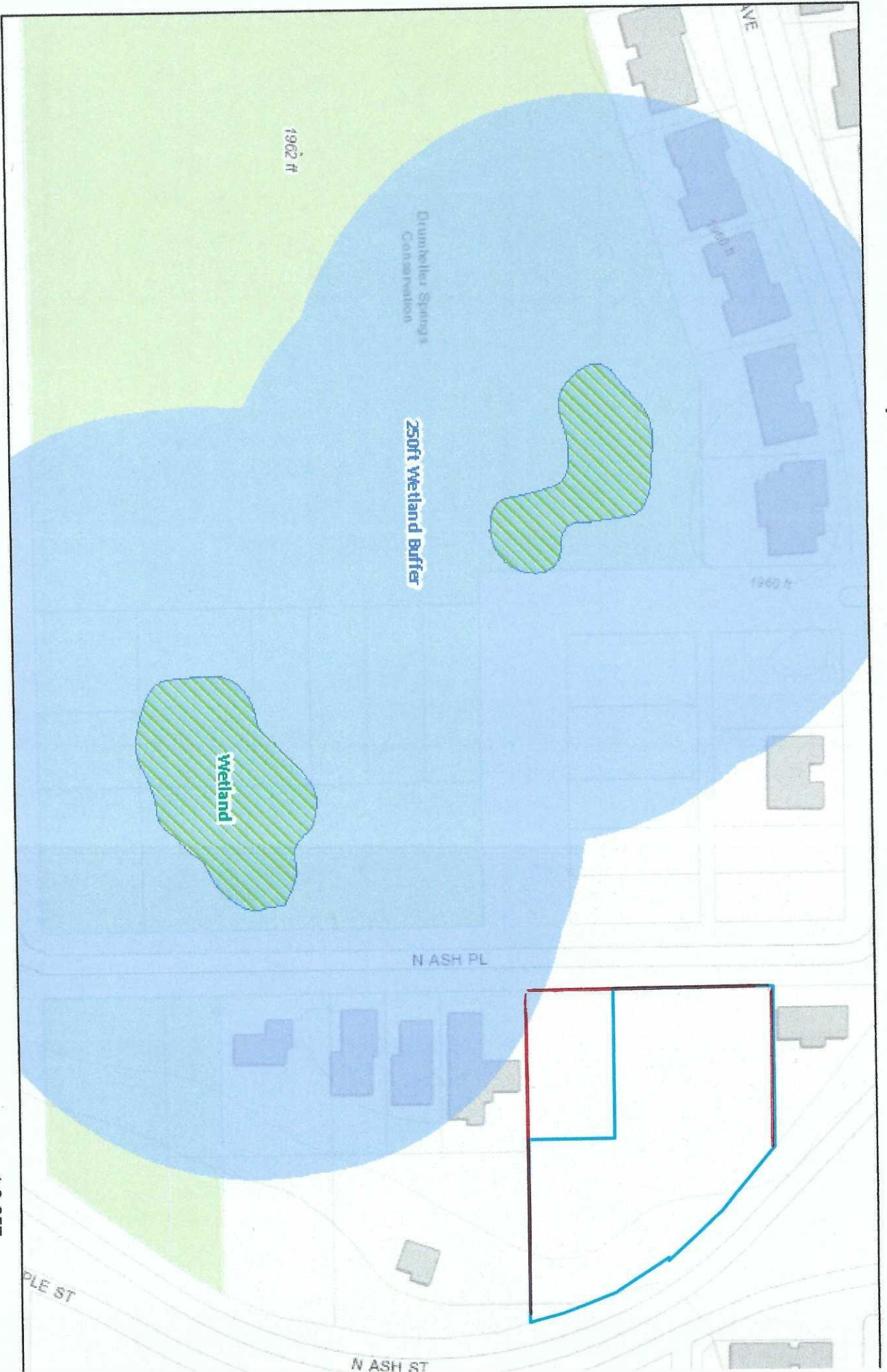


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Spokane County Interactive Map

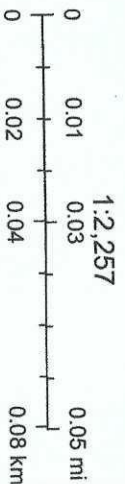
Spokane County Interactive Map Viewer



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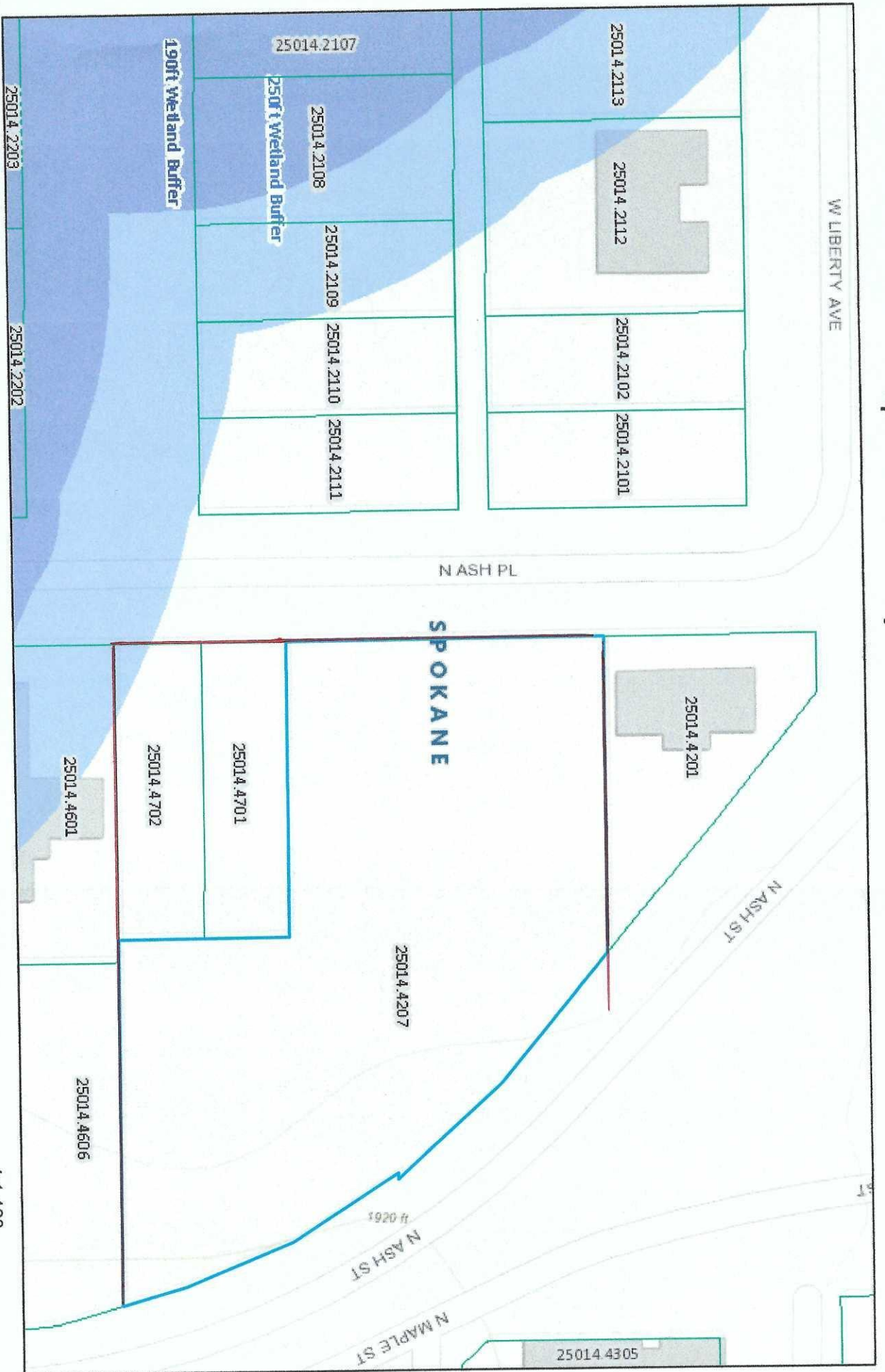
Wetland Buffer 250ft

Wetland



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Spokane County Interactive Map Viewer



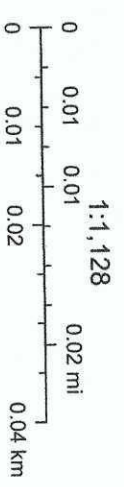
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- HDR
- HDR - Development Agreement

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Spokane County Interactive Map

Spokane County Interactive Map Viewer

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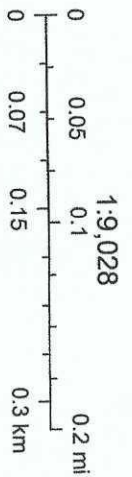
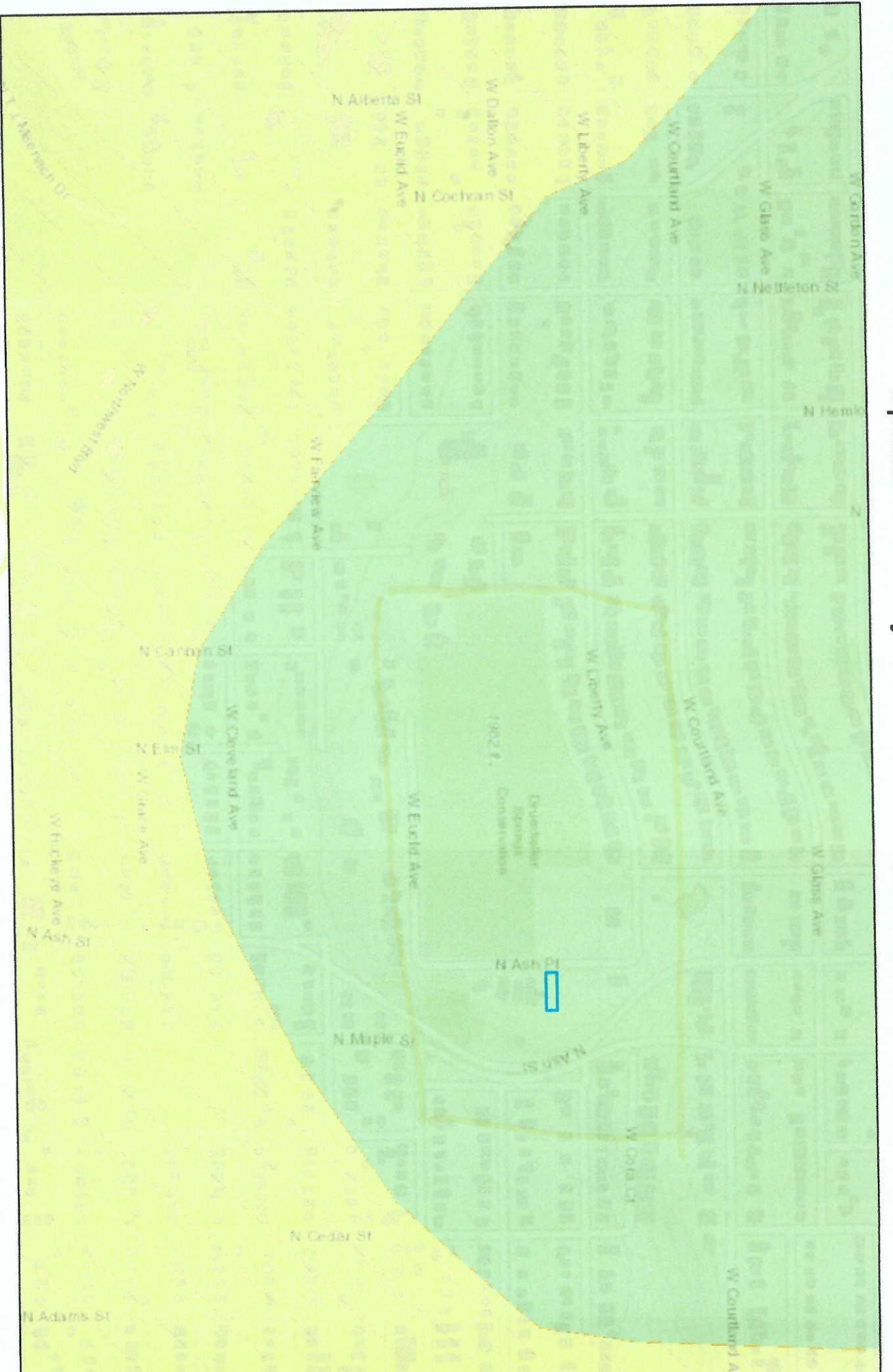
Critical Aquifer Recharge Areas



LOW

Moderate

High





**LOOKING SOUTH AT INTERSECTION OF W. LIBERTY AVE & N. OAK STREET:
THERE IS NO ACCESS ROAD OR STREET BEYOND LIBERTY AVE.**

**NOTE ROCK BOULDERS PROHIBITING VEHICLE ENTRY
INTO DRUMHELLER SPRINGS CONSERVATION AREA**

02/15/2025

Oak
3300N
Liberty
1700W
← Ash Pl
Euclid Ave

WARNING
EYE
BLOCK WATCH
NEIGHBORHOOD

DEAD
END
← DEAD END

UTILITY
WORK
AHEAD

NOTE DEAD END SIGN.

ASH PL ROAD ENDS AT W. EUCLID AVE WHICH ITSELF IS A DEAD END ROAD.

**THERE IS NO THRU PASSAGE SO ALL TRAFFIC MUST TURN AROUND
TO EXIT DRUMHELLER CONSERVATION AREA AND NEIGHBORHOOD.**

**DRUMHELLER
SPRINGS PARK**

ESTABLISHED 1950



Spokane Parks and Recreation

02/15/2025



OPEN FIELD OSTENSIBLY PLATTED AS "W DALTON AVE" ADJACENT TO DRUMHELLER UPPER WETLAND.

PROPOSED DEVELOPMENT OF 20 SFR IS DIRECTLY ACROSS ON ASH PL ROAD ABOUT 140 FT FROM DRUMHELLER BOUNDARY, AND ENCROACHES ON ITS WETLAND (GROVE OF TREES ON LEFT) BUFFER.

VERY LIMITED STREET PARKING WILL PROMPT MULTIPLE VEHICLE PARKING HERE.

02/15/2025



CHIEF SPOKANE GARRY SCHOOL
NEAR THIS SITE CHIEF SPOKANE GARRY HELD SCHOOL IN 1830 THE SCHOOL HOUSE 50 X 20 WAS CONSTRUCTED OF PINE LUMBER COVERED WITH TLE MATS SERVED TOGETHER BY THE IISHAN WOMEN SPOKANE GARRY WAS BORN ABOUT 1810 IN 1826 HE WAS TAKEN BY SIR GEORGE SIMPSON OF THE HUDSON'S BAY CO TO THE RED RIVER MISSIONARY SCHOOL NEAR WINNIPEG CANADA WHERE HE WAS EDUCATED CHIEF SPOKANE GARRY WAS TEACHER AND MISSIONARY TO HIS PEOPLE FOR SIXTY YEARS

HISTORICAL MARKER COMMEMORATING CHIEF SPOKANE GARRY DIRECTLY ADJACENT TO GULLY MISTAKENLY PLATTED AS ROAD.

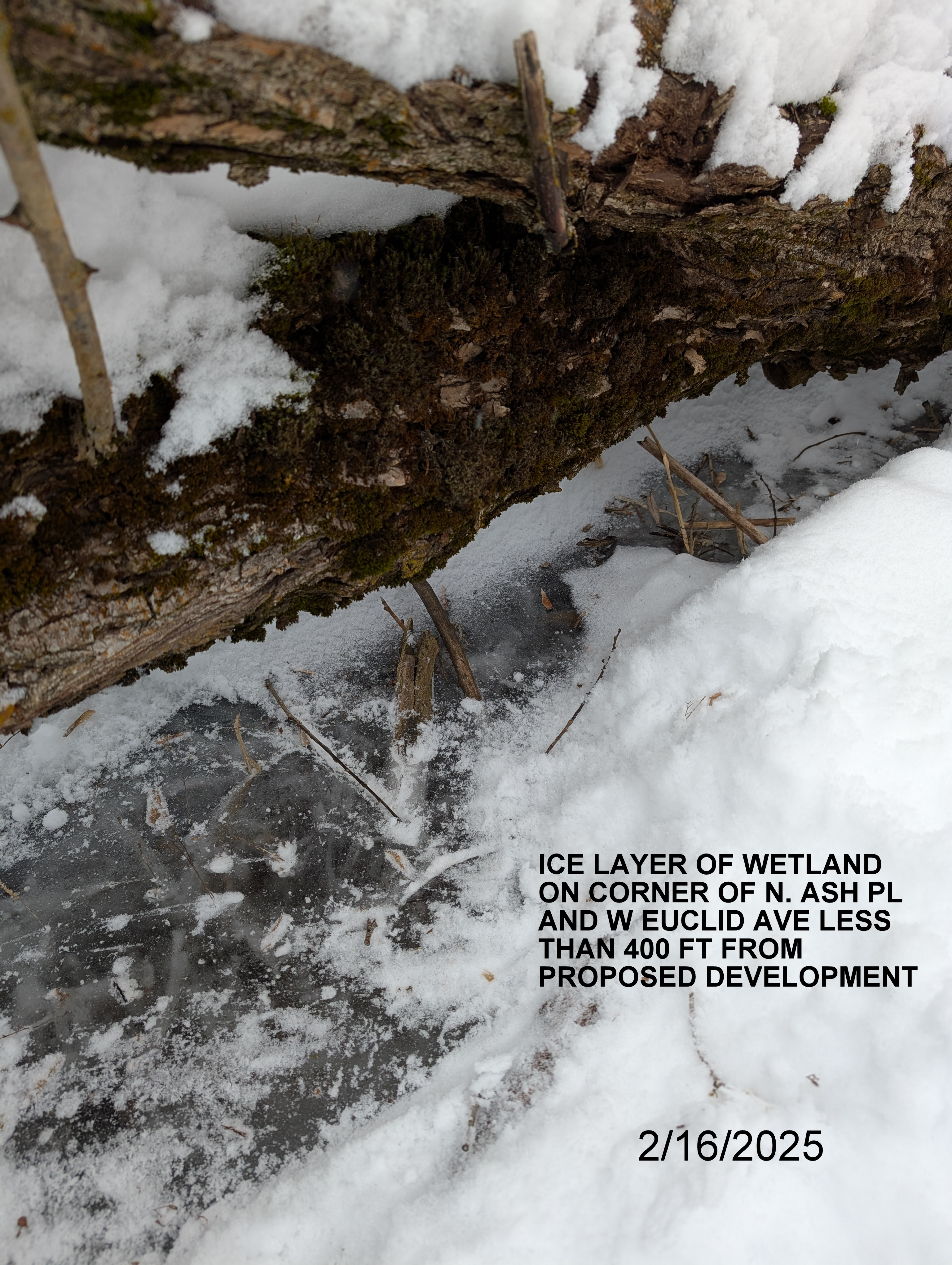
BOTH MARKER AND GULLY WITHIN WETLAND BUFFER AND ABOUT 670 FT FROM PROPOSED DEVELOPMENT

02/15/2025



**LOCAL DEER HERD
(IN MY BACKYARD)**

02/05/2025



**ICE LAYER OF WETLAND
ON CORNER OF N. ASH PL
AND W EUCLID AVE LESS
THAN 400 FT FROM
PROPOSED DEVELOPMENT**

2/16/2025



**YEAR ROUND SPRING FED WETLAND LESS THAN 400 FT FROM PROPOSED DEVELOPMENT
ON LOWER SOUTHEAST CORNER OF DRUMHELLER CONSERVATION AREA.
BORDERING NORTH ASH PL AND WEST EUCLID AVE BOTH DEAD END STREETS.**

2/16/2025

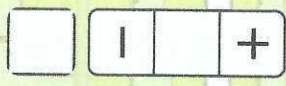


**HERD OF LOCAL DEER
MIGRATING BACK TO
DRUMHELLER CONSERVATION AREA**

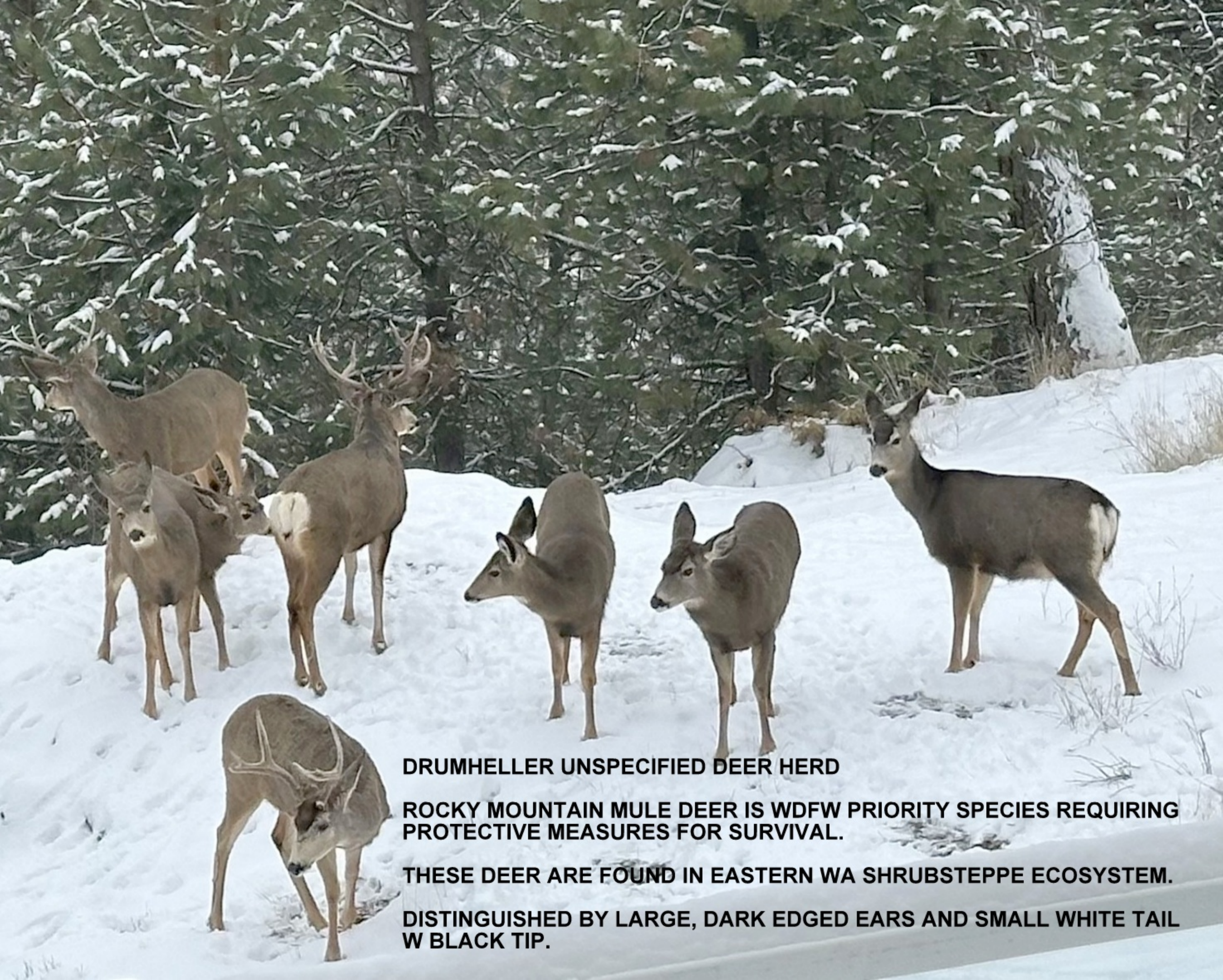
02/05/2025

Traffic Distance from
Intersection of N. Oak & W. Liberty
to W Euclid Deadend = .41 miles

NO THRU PASSAGEWAY 
ALL VEHICLES MUST MAKE U-TURN & EXIT



Below Images submitted on 02/19/25 - They day after the SEPA comment period



DRUMHELLER UNSPECIFIED DEER HERD

ROCKY MOUNTAIN MULE DEER IS WDFW PRIORITY SPECIES REQUIRING PROTECTIVE MEASURES FOR SURVIVAL.

THESE DEER ARE FOUND IN EASTERN WA SHRUBSTEPPE ECOSYSTEM.

DISTINGUISHED BY LARGE, DARK EDGED EARS AND SMALL WHITE TAIL W BLACK TIP.



Also in this section

Species & Habitats

[Species in Washington \(/species-habitats/species\)](#)

[Ecosystems in Washington \(/species-habitats/ecosystems\)](#)

[Biodiversity in Washington \(/species-habitats/biodiversity\)](#)

[Living with wildlife \(/species-habitats/living\)](#)

[At-risk species \(/species-habitats/at-risk\)](#)

[Habitat recovery and protection \(/species-habitats/habitat-recovery\)](#)

[Aquatic invasive species \(/species-habitats/invasive\)](#)

[Wildlife diseases \(/species-habitats/diseases\)](#)

[Amphibians and reptiles of Washington](#)

Rocky mountain mule deer (*Odocoileus hemionus hemionus*)

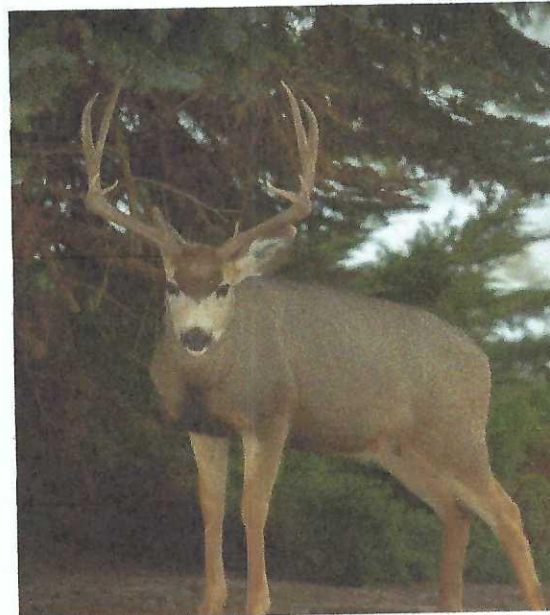


Photo by Susan Jensen

Rocky mountain mule deer

Category: Mammals

Ecosystems: [Shrubsteppe \(/species-habitats/ecosystems/shrubsteppe\)](#) ⓘ

Wild Washington (/get-involved/environmental-education-curriculum) lesson plans

- [Hooves and Herds \(/get-involved/environmental-education-curriculum/lesson-plans/hooves-and-herds\)](#)

If you see this species, please share your observation using the [WDFW wildlife reporting form \(/get-involved/report-observations\)](#). Providing detailed information such as a photo and exact coordinates will improve the confidence and value of this observation to WDFW species conservation and management.

Conservation

This species is identified as a **Priority Species** under WDFW's [Priority Habitat and Species Program \(/species-habitats/at-risk/phs\)](#). Priority species require protective measures for their survival due to their population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance. The PHS program is the agency's main means of sharing fish and wildlife information with local governments, landowners, and others who use it to protect priority habitats for land use planning.

From: [Theodore Teske](#)
To: [Owen, Melissa](#)
Subject: Re: Notice of Application, SEPA, Hearing - Ash Place Preliminary Long Plat (Z23-587PPLT)
Date: Tuesday, February 18, 2025 4:07:21 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Ms. Owens,

Thank you for the opportunity to respond to this Notice of Application. I just wanted to share a few main thoughts as the homeowner adjacent to the property in question.

First, I support the development of these townhomes as being something our city desperately needs to help create more opportunities for home ownership in Spokane. I think the policies and regulations allowing sixplex and higher density development in residential areas is a move in the right direction rather than sprawling further out into the open spaces we enjoy as residents of the Spokane area.

That said, there are a few concerns I have about the plans for the project in particular.

First is the issue of storm water management. The current plans call for a retention pond along the south property line of the parcel, which is the one shared with mine. The current slope of the ground between the parcels goes to the north towards the shared property line. I am concerned that grading and development work for the townhomes would dam the movement of water from my property down grade along the natural slope of the existing land. I would like to have assurance that the grading will not affect that or that the drainage from the adjacent land will be accounted for an allowed to flow into the retention pond. More broadly, the amount of water being sent towards the retention pond from new impervious surfaces should have in-depth scrutiny because currently water ponds across the subject property during steady rain events. So post development, there is a potential for quite a bit of water to be directed towards the south property line.

Second, I would like to discuss screening. The current plans call for a dead-end alley to be constructed up to the south property line directly into the side of our house. That, in addition to the relocation of the retention pond to the south side of the property calls into question the screening of those features from our property. I would like to make sure that there is not an open asphalt strip along our property line and that appropriate aesthetic screening is called for and that there are engineered barriers to keep vehicles from running across the property line into the side of our house.

Third is the width of the access alley inside the proposed development. During the predevelopment meeting it was called out that the alley width was not wide enough for fire vehicle access. The Fire Prevention Specialist stated at the March Pre-dev meeting that the development needed to meet IFC D105.2. It states that, "buildings exceeding 30 feet in height and will be required to have a Fire Aerial Access lane of 26 feet wide along at least one full side of each building. The fire aerial lane is required to be a minimum of 15' and a maximum of 30' from the building along the full length of the side of the building." The site plan shows the width of the proposed access road is just 20' wide, not wide enough to meet the required standard. I have asked repeatedly for the City to respond to this comment in previous comment periods and they have not. Am I to assume that since they haven't that the proposed townhomes will only be two-stories tall and not exceed the 30-foot height limit?

I look forward to the City's response and the opportunity to present these comments to the Hearing Examiner in March.

Thank you,
Ted Teske
3138 N. Ash Place

On Jan 30, 2025, at 4:32 PM, Owen, Melissa <mowen@spokanecity.org> wrote:

Good afternoon,
You are receiving this email as you expressed interest in this Ash Place Preliminary Plat Long Plat prior to the formal public comment period (project location and description below). While the applicant will be completing the required noticing (mailing, public posting, sign, etc.) no later than Monday, February 3rd, you are receiving this notice specifically because you have communicated with me about this project as a member of the public or an agency with jurisdiction. Please see attached combine notice of application, SEPA, and Hearing as well as the SEPA Notice of Application.

Please note that the project webpage is being updated with additional documents including content of the interim zoning code (SMC 17C.400) under which the application was submitted. These updates should be completed shortly. Once the webpage is updated you will see the attached notice of application detail on the project webpage. Go to <https://my.spokanecity.org/projects/ash-place-preliminary-long-plat/>.

Below is a summary from the notice materials including comment deadlines as well as the scheduled hearing date, time, and location.

Project Location

3242, 3230, and 3224 N Ash Place (Parcels 25014.4207/.4701/.4702); SE 1/4 S.01, T.25N., R.42E., W.M

Description of Project

The applicant is proposing to subdivide three parcels (a total of 1.32 acres) in the RSF zone (R1 effective 01/01/24) into 20 lots for the purpose of constructing attached housing under the City's Interim Zoning ordinance found in chapter 17C.400 – Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1). The proposal is served by public streets and includes a private driveway access from N. Ash Place for lots fronting N. Ash Street. Private water and sewer utilities will serve proposed lots. SEPA is required and is processed concurrently with the plat application. This is a type III application requiring a hearing before the Hearing Examiner.

Notice of Application and Public Hearing

Any person may submit written comments on the proposal, call for additional information or participate in the hearing. Comments received by **February 18, 2025, at 5 p.m.** will be included in the project staff report. Written comments received by March 12, 2025, by 5 p.m. will be forwarded to the hearing examiner for inclusion in the project public record.

There will be a public hearing on this proposal before the City of Spokane Hearing Examiner on Thursday, **March 13, 2025, at 9:00 a.m.** The hearing will be held in the Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

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

- Notice of Application, SEPA and Hearing with District Notification Map (attached)

SEPA Review

The City anticipates issuing a Determination of Non-significance (DNS). The optional DNS process in WAC 197.11.355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** See the “SEPA Notice of Application.” A copy of the subsequent threshold determination will be sent to those who provide comment and will be made available on the project website. **The last day to provide comment on SEPA is Tuesday, February 18, 2025, at 5 pm.**

- SEPA Notice of Application (attached)

Note: The Environmental Checklist for this proposal is found on the project webpage – see application document labeled “SEPA Checklist (revised July 2024).” Go to <https://my.spokanecity.org/projects/ash-place-preliminary-long-plat/>.

Please let me know if you have questions. Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!

<image001.jpg>

Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org

<image002.png> <image003.png> <image004.png>

<Notice of Application_SEPA_Hearing_Combine Letter Package with
Map.pdf><SEPA Notice of Application_Anticipated DNS.pdf>

From: [Kokot, Dave](#)
To: [Owen, Melissa](#); [Cravalho, Justin](#)
Cc: tteske@comcast.net
Subject: RE: Notice of Application, SEPA, Hearing - Ash Place Preliminary Long Plat (Z23-587PPLT)
Date: Monday, February 24, 2025 11:07:35 AM
Attachments: [image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Correct. Here is the wording from the 2021 Fire Code (Appendix D) in regards to when aerial access is required:

D105.1 Where Required

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144) mm, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

As this is comments for a plat, the number of floors may change over time. The comment is a standard one that we use to inform the applicants of a potential issue if they decide to go higher.

David F. Kokot, P.E. | Spokane Fire Department | Fire Protection Engineer
509.625-7056 | fax 509.625.7006 | dkokot@spokanefire.org | [spokanefire.org]spokanefire.org



We enhance your quality of life, always earning your trust, by saving lives, preventing harm and protecting property with compassion and integrity.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Friday, February 21, 2025 2:49 PM
To: Kokot, Dave <dkokot@spokanecity.org>; Cravalho, Justin <jcravalho@spokanecity.org>
Cc: tteske@comcast.net
Subject: FW: Notice of Application, SEPA, Hearing - Ash Place Preliminary Long Plat (Z23-587PPLT)

Dave and Justin,

Ted Teske, cc'd here, has posed a question about the plat requirements submitted by fire related to the Ash Place Townhomes Preliminary Plat. Specifically, he is concerned about possible building heights over 30' and when aerial access would be required. See **highlighted** portion of the email chain below.

The comments I've receive for this plat include a minimum 20' wide private driveway (along with minimum turning radii for truck access) with no parking signs posted at required intervals along the private driveway area. Since building construction plans are only accepted for review after a final plat is recorded, we do not have any construction plans to verify proposed height for new homes. This said, the interim codes under which this plat is vested allows for a maximum wall height of 30' and a maximum height to peak of the roof of 40' for the homes closest to the exterior side lot lines of the parent site. The interior homes have a wall and roof height maximum of 35'and 40' respectively.

Similar to your review of the Vistas townhomes in Hillyard, I want to verity the following comment provided for Vistas would apply to this site as well. Based on the below comment, aerial access would only come into play if the distance from the grade plane to the top of the wall is more than 30'. The total height to the peak of a roof may be over 30' without aerial access being required – correct?

Vistas Communication

“Aerial access is based on the dimension between the grade plane to the top of the wall/parapet...If the distance from the grade plane to the top of wall is more than 30', then aerial access is required on at least one full side of the building meeting the distance requirements (15-30', 26' wide).”

Would there also be options to fire sprinkler a home instead of providing aerial access?

Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Theodore Teske <tteske@comcast.net>
Sent: Tuesday, February 18, 2025 4:07 PM
To: Owen, Melissa <mowen@spokanecity.org>
Subject: Re: Notice of Application, SEPA, Hearing - Ash Place Preliminary Long Plat (Z23-587PPLT)

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<image001.jpg>

Melissa Owen | City of Spokane | Planning & Development Services
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[<image002.png>](#) [<image003.png>](#) [<image004.png>](#)

<Notice of Application_SEPA_Hearing_Combine Letter Package with Map.pdf>

<SEPA Notice of Application_Anticipated DNS.pdf>



Marlene J Torrison
2005 W Liberty Ave
Spokane, WA 99205-2571



KITTY KLIZKE % Spokane City Council
Spokane City Hall
Spokane, WA 99201

To: Spokane City Council

February 2025

Re: Ash Place Development

Please know of my extreme concern over the wetland area of Drumheller Springs Natural Park.

We (our family of ten) moved to our home on West Liberty Avenue in January 1973. We listened to the sounds of frogs every spring. The large pond on the southeast corner of the park was a sanctuary to ducks, geese and more. We saw so many varieties of wild flowers in the park. In springtime we watched for buttercups and grass widows to bloom and cover the park. It was home to many wild animals and was a paradise. We are now one of the three remaining original owners here on our street.

Shortly after moving into our home, the basement flooded, as did other houses on this street as building continued. We had to install a sump pump. This area is not conducive to drilling and deep excavation. The blasting and digging through the basalt during construction will contribute further to the devastation of this wetland. We have an emotional connection and love of this special ecosystem, and it is disappearing before our very eyes. The effect of building a 21-unit townhouse is beyond imagination.

The Comstock Foundation donated this land to the City of Spokane. There were conditions made with this donation. This Townhouse project is NOT in alignment with those conditions made in 1966. Perhaps a very limited number of single-resident homes could be considered? The EPA should have ultimate authority over the loss of wetlands such as Drumheller Springs and NOT the city's plan to increase inner-city housing.

I desperately urge to you to deny the building of townhouses on our city's gem border. Thank you for recognizing it is not in the best interest of Spokane's wetland area. Say NO to townhouse projects! Say NO to blasting and drilling to help protect this beautiful natural ecosystem.

Thank you sincerely,

A handwritten signature in cursive script that reads "Marlene Torrison".

Marlene Torrison
2005 W. Liberty Ave
Spokane, WA 99205

509-994-2147

Spokane
Spokane, WA 99201



Ed & Marlene Torrison
2005 W Liberty Ave
Spokane, WA 99205-2571



Kitty Klizke c/o Spokane City Council
Spokane City Hall
Spokane, WA 99201

To: Spokane City Council
February 2025

RE: Ash Place Development

I reside at 2005 W. Liberty Ave. I have been here 1973. I raised my family here. Drumheller Springs is located immediately to the south. We loved the park and the natural springs that bubbled to the surface. There were many animals, ducks, geese, deer, coyotes and the like. The homes here on Liberty Avenue are located on very thin soil on rock. They had to blast extensively in construction, and a lot of the natural springs dried up. They never came back in the spring.

The east end of the park has the same soil- rock issues. All of the remaining ponds are in the east end of the development where all the blasting will take place !!! This should create an E.P.A. awareness of the loss of ground water in a natural area. This park makes up a large area that has many visitors in all seasons !! Besides creating a TRAFFIC NIGHTMARE: The visual image what 21+ townhouse single residences would create is one that would defy imagination !! Please drive there and see for yourself. It would be a travesty to allow this project to proceed.

Sincerely,

Edward G. Torrison

Joseph Shields
1816 W. Liberty Ave
Spokane, WA 99205
josephshields@yahoo.com

Feb. 24, 2025

City Council of Spokane
Attn: Melissa Owen, 3rd Floor
808 W Spokane Falls Blvd
Spokane, WA 99201

Subject: Opposition to the Proposed 21-Townhouse Development on Ash Place

Dear Members of the City Council,

I am writing to formally express my opposition, along with that of numerous concerned community members, to the proposed Ash Place townhouse development, which includes 21 townhouses on land that is not suited for such a large-scale project. Our neighborhood's infrastructure simply cannot support a development of this magnitude, and we urge the council to reconsider the approval of this project in favor of a more reasonable alternative.

Key Concerns:

- **Overburdening of Neighborhood Infrastructure**
The existing infrastructure, including roads, utilities, and emergency access routes, is not designed to handle the influx of residents and traffic that would result from this development. Wear and tear on our roads, increased congestion, and the strain on existing water and sewer lines will negatively impact current homeowners and compromise neighborhood safety.
- **Environmental and Historical Impact on Drumheller Springs**
This development is adjacent to Drumheller Springs, a site of historical and environmental significance. Blasting through compressed basalt to clear land for construction will create vibrations that could alter groundwater flow, potentially disrupting the vernal ponds, the year-round water supply, and the microclimates that sustain plant and animal species. Additionally, the release of radon gases, prevalent in this area, could pose health risks to nearby residents.
- **Safety and Emergency Access Issues**
The proposed development would drastically increase traffic congestion at key intersections, particularly at Courtland and Glass crossing Ash and Maple. These areas are already difficult to navigate during rush hours, and the additional traffic could lead to backups and unsafe driving behavior through residential streets. With no sidewalks at

these intersections, pedestrian safety—especially for children walking to nearby parks and schools—will be severely compromised. Moreover, Ash Place is a dead-end road, meaning any emergency situation such as a fire blocking the exit could result in serious injury or loss of life.

- **Disregard for Logical Land Use**

The proposed development aims to fit 21 townhouses on just 1.3 acres, of which only 0.7 acres are buildable. This equates to a density far exceeding that of the surrounding neighborhood, where lot sizes are typically 0.15 acres per house, with many properties as large as 0.3 to 0.5 acres. A more appropriate and sustainable approach would be to limit the project to two duplexes or townhomes, preserving the integrity of the neighborhood while still allowing for development.

- **Community Opposition and Public Sentiment**

Over 113 residents have signed a petition opposing this project. Additionally, many have submitted comments and letters to the Hearing Examiner, citing concerns over safety, infrastructure strain, and environmental degradation. We urge the council to respect the voices of the community and recognize the overwhelming opposition to this project.

- **Elimination of a Scenic and Historical View Corridor**

This development would obstruct a well-loved panoramic view of Spokane's city core, currently accessible to all. The natural beauty of this area should be preserved for public appreciation rather than sacrificed for high-density construction.

Proposed Alternative:

We are not against development, but we firmly believe that a more balanced and appropriate plan would be to limit the project to five lots at 0.15 acres each—consistent with the smallest existing lot sizes in the neighborhood. This would allow for responsible growth while maintaining the integrity of our neighborhood and its infrastructure.

Furthermore, if this project is allowed to proceed, the developer must be required to secure a substantial bond to cover potential damages to nearby homes due to blasting-related structural impacts.

We ask that you take our concerns seriously and work with the community to find a more reasonable and sustainable development solution for Ash Place. Thank you for your time and consideration.

Sincerely,

Joseph Shields

josephshields@yahoo.com

Exhibit 11.b.i.

January 16, 2025

Whipple Consulting Engineers, Inc.
C/O Todd Whipple and Austin Fuller
21 A Pines Rd.
Spokane Valley, WA 99206

Subject: Combine Notice of Application and Public Hearing, Notice of SEPA Instructions
- File # Z23-586PPLT

Dear Todd and Austin:

After a review of the above-described application, it has been determined to be technically complete according to the Spokane Municipal Code Section 17G.060.090. As the applicant, you are required to complete the following methods of public notice for the Notice of Application and Public Hearing. This notice will initiate a 15-day public comment period on the application, SEPA, and public hearing before the Hearing Examiner. The dates below are filled out with the assumption that you will be posting and mailing no later than **February 3, 2025**. Please provide posted and mailed notice in the following forms:

1. Post the property with **one 4-foot x 4-foot sign (minimum size sign) on the subject property facing N. Ash Place** as outlined in the Spokane Municipal Code Section 17G.061.210 on or before **February 3, 2025**. The posted sign should read:

**NOTICE OF APPLICATION, SEPA, AND PUBLIC HEARING
PROPOSED ASH PLACE PRELIM LONG PLAT
File # Z23-586PPLT**

PUBLIC COMMENT DUE: February 18, 2025

PUBLIC HEARING: March 13, 2025, at 9:00 AM
LOCATION: Council Briefing Center, 808 West Spokane Falls Blvd., Spokane, WA.

PROPOSED USE: 20 single-family lots for attached homes on 1.32 acres
APPLICANT: Whipple Consulting Engineers, Inc. – 509-893-2617

SEPA: Anticipated DNS under (WAC 197-11-355)
SEPA comment deadline **February 18, 2025**

CITY CONTACT: 509-625-6063
<https://my.spokanecity.org/projects/ash-place-preliminary-long-plate/>

Please note that all text must be in **red**. The first line of text on the sign “NOTICE OF APPLICATION AND PUBLIC HEARING” must be in four-inch letters. All subsequent line(s) of text may be in three-inch letters.



2. Post the **Notice of Application & Hearing and Notice of SEPA Application (2 letters total) with Notification Area Map** in public posting locations on or before **February 3, 2025**, including:
 - a. City Hall
 - b. Downtown Public Library; and,
 - c. The closest City Library to the project location (Shadle Liberty at 2111 W Wellesley Ave.) or other public facility in proximity to the project location)

3. Mail the **Notice of Application & Hearing and Notice of SEPA Application (2 letters total) with Notification Area Map** to property owners, taxpayers, and residents/occupants within 400 feet of the subject property, not including rights-of-way with the enclosed notice and map on or before **February 3, 2025**.

Please note that taxpayer notice is required when the taxpayer address is different than the owner. Occupant notice is required when neither owner nor taxpayer address is the parcel site address.

4. The applicant is responsible for notifying the Neighborhood Council as part of the notification procedures. Please send a copy of the **Notice of Application/SEPA/Hearing and Map** to the contact persons for the Audubon/Downriver, Emerson/Garfield, and North Hill Neighborhood Council Representatives on or before **February 3, 2025**:

Audubon/Downriver

Chair: Jeff Stevens, audubondownriver@gmail.com

Vice Chair: Steve Cox (same as above)

Emerson Garfield

Chairs: Eileen Kazura, chair@emersongarfield.org

Vice Chairs: Crystal Glanz-Kreutz & Jackie Treat,
vice-chair@emersongarfield.org

North Hill

Chairs: Scot Webb, Scotwebb@gmail.com, 509.499.8631

Vice Chair: Dan Brown, pianola@cet.com

5. The **Notice of Application, SEPA, and Public Hearing** must be published in a **legal newspaper** of general circulation on the **same day of two consecutive weeks**, the **first** no later than the number of days specified for the particular application type specified in SMC 17G.060.120. **This action must be affirmed by the filing of an affidavit evidencing compliance.** The first newspaper notice will need to be published **on or before February 3, 2025**.

In addition, you must submit an affidavit of posting / mailing at the conclusion of the public comment period. You must submit an affidavit of sign removal following the scheduled public hearing – **please leave the notice sign(s) up on the property until after the closure of**

the public hearing. If you have any questions, please feel free to call me at 625-6063 or email mowen@spokanecity.org

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Owen', written over the word 'Sincerely,'.

Melissa Owen
Planner II
City of Spokane Planning & Development Services

Attached:

Notification Letters (x2) with Notification Area Map
Newspaper Notice
Parcel List
Affidavits of Posting, Mailing, and Sign Removal

NOTICE OF APPLICATION, SEPA, AND HEARING
Preliminary “Ash Place” Long Plat
File No. Z23-587PPLT

Notice is hereby given that Whipple Consulting Engineers, Inc., representing Grove Road, LLC applied for a Type III Preliminary Long Plat application on December 20, 2023. This application was determined to be technically complete on January 15, 2025. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday, March 13, 2025, at 9:00am.** The hearing will be held in the Council Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

For additional information contact City of Spokane Planning & Development at:

Attn: Melissa Owen, Planner II
Development Services Center (3rd Floor – City Hall)
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6063
Email: mowen@spokanecity.org
Web: <https://my.spokanecity.org/projects/ash-place-preliminary-long-plat/>

APPLICATION INFORMATION:

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

File Number: Z23-587PPLT

Public Comment Period: Comments received by February 18, 2025, at 5 PM will be included in the project staff report. Written comments received by March 12, 2025, by 5 PM will be forwarded to the hearing examiner for inclusion in the project public record.

SEPA: In review. The City anticipates issuing a Determination of Non-significance (DNS) under **WAC 197-11-355**. See enclosed SEPA Notice of Application. A copy of the subsequent threshold determination will be sent to those who provide comment and will be made available on the project website. **The last day to provide comment on SEPA is Tuesday, February 18, 2025, at 5 pm.**

Description of Proposal: The applicant is proposing to subdivide three parcels (a total of 1.32 acres) in the RSF zone (R1 effective 01/01/24) into 20 lots for construction of attached housing units under the City’s Interim Zoning ordinance found in chapter 17C.400 – Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1). The proposal is served by public streets and includes a private driveway access from N. Ash Place for lots fronting N. Ash Street. Private water and sewer utilities will serve proposed lots.

Location Description: 3242, 3230, and 3224 N Ash Place; Parcels 25014.4207/.4701/.4702; SE 1/4 S.01, T.25N., R.42E., W.M.

Legal Description: The entire legal description can be obtained with the Planning and Development Department.

Current Zoning: Residential 1 (R1) - Residential Single Family (RSF) at time of application.

Community Meeting: A community meeting was held regarding this proposal on November 14, 2023, at the West Central Community Center.

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 Preliminary Long Plat. A combined Notice of Application, SEPA, and Public Hearing will be posted on the property and mailed to all **property owners**

and **taxpayers** of record, as shown by the most recent Spokane County Assessor's record, and **occupants** of addresses of property located within a four hundred (400) foot radius of any portion of the boundary of the subject property, including any property that is contiguous and under the same or common ownership and control. This combined Notice of Application, SEPA, and Public Hearing will initiate a 15-day public comment period in which interested person may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. Once the public comment period has ended, staff will issue a Staff Report to the Hearing Examiner. Finally, a Public Hearing will be held in front of the City of Spokane Hearing Examiner. Written comments and oral testimony at the public hearing for this proposed action will be made part of the public record. **Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner.**

Written comments should be mailed, delivered, or emailed to the city staff identified above.

To view more information for this project including site plan, technical documents, SEPA checklist, etc., please go to <https://my.spokanecity.org/projects/ash-place-preliminary-long-plat/>.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509.625.6221, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mLOWmaster@spokanecity.org. Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 7 1 1. Please contact us forty-eight (48) hours before the meeting date.



DEVELOPMENT SERVICES CENTER
808 W. SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3329
509.625.6300
MY.SPOKANECITY.ORG

Notice of Application **Optional DNS per WAC 197-11-355**

The City of Spokane has received a SEPA application for the following project:

Date of Issuance: 1/16/2025

File No. Z23-587PPLT

Proponent: Whipple Consulting Engineers representing Grove Road LLC., 21 S. Pines Rd., Spokane Valley, WA 99206

Location of proposal: 3242, 3230, and 3224 N Ash Place; Parcels 25014.4207/.4701/.4702; SE 1/4 S.01, T.25N., R.42E., W.M

Description of proposal: The applicant is proposing to subdivide three parcels (a total of 1.32 acres) in the RSF zone (R1 effective 01/01/24) into 20 lots for construction of attached housing units under the City's Interim Zoning ordinance found in chapter 17C.400 – Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1). The proposal is served by public streets and includes a private driveway access from N. Ash Place for lots fronting N. Ash Street. Private water and sewer utilities will serve proposed lots.

Lead agency and Contact: City of Spokane, Development Services Center, Melissa Owen, mowen@spokanecity.org, 509-625-6063

Date of Permit Application: 12/20/2023

Determined Complete: 1/15/2025

Comment Due Date: 2/18/2025

SEPA Environmental Review: The City of Spokane has reviewed the proposed project and determined that it does not have a probable significant adverse impact on the environment and expects to issue a Determination of Non-significance (DNS). An Environment Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, City of Spokane Municipal Code Title 17, a site assessment, and comments from affected agencies. This information is available to the public on request and at <https://my.spokanecity.org/projects/ash-place-preliminary-long-plat/>.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date noted above to Development Services Center, 808 W Spokane Falls Blvd. Spokane WA 99201**

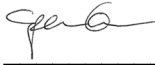
Environmental Documents and/or Studies Applicable to this Application: Permit Number Z23-587PPLT has been assigned to this proposal. The SEPA comment period

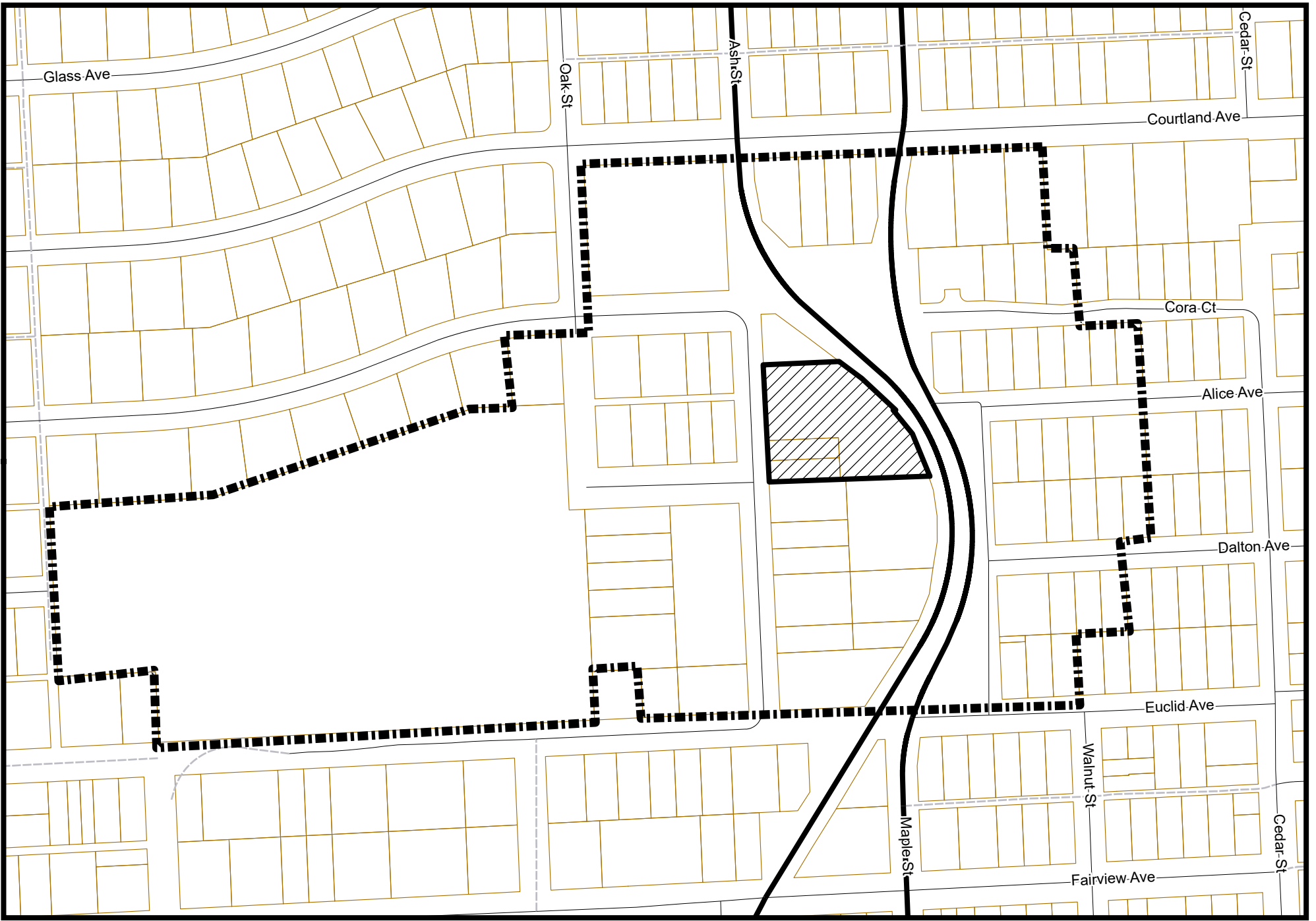
will end **2/18/2025**. It is probable that a Determination of Non-Significance or Mitigated Determination of Non-significance will be issued for this proposal (WAC 197.11.355 optional DNS process). The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** A copy of the completed SEPA Checklist and any other information concerning this proposal may be obtained by contacting Melissa Owen at mowen@spokanecity.org and at the project webpage <https://my.spokanecity.org/projects/ash-place-preliminary-long-plat/>

Anticipated Mitigations: None




A DNS or MDNS will be issued following the close of the comment period. Any member of the public who submits comments will be notified of the determination.

Responsible official: Spencer Gardner
Position/Title: Planning Director
Project Contact: Melissa Owen; mowen@spokanecity.org **Phone:** 509-625-6063
Address: City of Spokane
Development Services Center, Attention: Melissa Owen
808 West Spokane Falls Boulevard
Spokane, WA 99201-3343

Signature:  _____ **Date Issued:** Jan 16, 2025



Legend

-  Parcels
-  Notification district
-  Project Site



APPLICANT: Whipple Consulting Engineers
PROPOSAL: Preliminary Plat for 21-Lot Townhome Project

01-25-42

Prepared by: DKd
 Date prepared: 10-9-23

Ash Pl. Townhomes

25014.4207

25014.4701

25014.4702

Parcels within 400'

25014.2007	25014.4105	25014.4408
25014.2101	25014.4106	25014.4411
25014.2102	25014.4107	25014.4412
25014.2107	25014.4108	25014.4413
25014.2108	25014.4109	25014.4414
25014.2109	25014.4110	25014.4419
25014.2110	25014.4201	25014.4421
25014.2111	25014.4305	25014.4422
25014.2112	25014.4306	25014.4506
25014.2113	25014.4307	25014.4507
25014.2201	25014.4308	25014.4509
25014.2202	25014.4309	25014.4510
25014.2203	25014.4310	25014.4511
25014.2204	25014.4311	25014.4512
25014.2205	25014.4312	25014.4521
25014.2206	25014.4330	25014.4527
25014.2207	25014.4333	25014.4601
25014.2208	25014.4334	25014.4602
25014.3044	25014.4335	25014.4603
25014.3135	25014.4405	25014.4604
25014.4104	25014.4407	25014.4605
		25014.4606
		25014.4607
		25014.4608
		25014.4609

NOTICE OF APPLICATION, SEPA, AND HEARING
Preliminary “Ash Place” Long Plat
File No. Z23-587PPLT

Notice is hereby given that Whipple Consulting Engineers, Inc., representing Grove Road, LLC., applied for a Type III Preliminary Long Plat on December 20, 2023. This application was determined to be technically complete on January 15, 2025. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday, March 13, 2025, at 9:00am.** The hearing will be held in the Council Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA.

Any person may submit written comments on the proposal and/or appear at the public hearing.

Written Comment Deadline: Comments received by February 18, 2025, at 5 PM will be included in the project staff report. Written comments received by March 12, 2025, by 5 PM will be forwarded to the hearing examiner for inclusion in the project public record.

The public is encouraged to submit written comments prior to the hearing via mail or email to: City of Spokane Development Services Center (3rd Floor) C/O Melissa Owen, 808 W Spokane Falls Blvd, Spokane, WA 99201 or via email to mowen@spokanecity.org (phone 509-625-6063).

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

Description of Proposal: The applicant is proposing to subdivide three parcels (a total of 1.32 acres) in the RSF zone (R1 effective 01/01/24) into 20 lots for construction of attached housing units under the City’s Interim Zoning ordinance found in chapter 17C.400 – Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1). The proposal is served by public streets and includes a private driveway access from N. Ash Place for lots fronting N. Ash Street. Private water and sewer utilities will serve proposed lots.

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

SEPA: In review. The City anticipates issuing a Determination of Non-significance (DNS) under **WAC 197-11-355**. A copy of the subsequent threshold determination will be sent to those who provide comment and will be made available on the project website. **The last day to provide comment on SEPA is Tuesday, February 18, 2025, at 5 pm.**

To view more information including Site Plan, Technical Documents, SEPA checklist, etc., visit:

<http://my.spokanecity.org/projects/beard-addition-pud-long-plat-and-wetland-modification-cup/>.

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Public Notice

Affidavit

State of Washington
County of Spokane

Dhylan Worster

, being first duly sworn, deposes and says:

At all times mentioned herein, I was and now am, a citizen of the United States of America over the age of eighteen years.

On the 31st day of January, 20 25, I personally posted a sign(s) as required in the City of Spokane Municipal Code at the following locations:

1 sign Along the frontage of 3242 N. Ash Place

~~I also posted notice, identical in form and content to the individual written notice at the required official public notice posting locations, including:~~

- ~~Main City public library~~
- ~~Branch library, closest to subject property, which is located at: _____~~
- ~~City Hall space officially designated for posting notices~~
- ~~Any other public building or space which the City Council formally designates as an official public notice posting location, including electronic locations.~~

Dhylan Worster

Signature of Applicant or Agent

02/04/25

Date

Signed and sworn to before me this 4th day of February, 20 25.



[Signature]

Notary Public in and for the State of Washington

10/12/2028

Appointment expiration date

3505



Public Notice

Affidavit

State of Washington
County of Spokane

Alyson Andrade, being first duly sworn, deposes and says:

At all times mentioned herein, I was and now am, a citizen of the United States of America over the age of eighteen years.

On the 31st day of January, 2025, I personally posted ~~a sign(s)~~ as required in the City of Spokane Municipal Code at the following locations:

~~I also~~ posted notice, identical in form and content to the individual written notice at the required official public notice posting locations, including:

- Main City public library
- Branch library, closest to subject property, which is located at: 2111 W. Wellesley Ave
- City Hall space officially designated for posting notices
- Any other public building or space which the City Council formally designates as an official public notice posting location, including electronic locations.

Alyson Andrade
Signature of Applicant or Agent

2/4/25
Date

Signed and sworn to before me this 4th day of February, 2025.

Sherril Whipple
Notary Public in and for the State of Washington

12/28/27
Appointment expiration date





Individual Notice Affidavit

Rev.20240816

State of Washington

County of Spokane

Alyson Andrade, being first duly sworn, deposes and says:

At all times mentioned herein, I was and now am, a citizen of the United States of America over the age of eighteen years.

On the 29th day of January, 2025, I [CIRCLE ONE] hand delivered or deposited in the United States mail, with sufficient postage prepaid, a true and correct copy of the individual public notice of [CIRCLE ALL THAT APPLY] community meeting, traffic study meeting, application, or public hearing to the recorded real property owners, taxpayers and occupants, as shown on the Spokane County Assessor's records as of the 2nd day of January, 2025, who have been found to own property within four hundred feet, not counting the width of right of ways, of the property that is the subject of the application and any property that is contiguous and under the same or common ownership as the subject property. The notices were addressed and sent or delivered to those addresses. Sufficient means were used to obtain valid addresses for all properties within the notification boundary. A copy of the individual notice is attached and incorporated by reference.

[Signature]
Signature of Applicant or Agent

2/4/25
Date



Signed and sworn to before me this 4th day of Feb., 2025

Sherri Whipple
Notary Public in and for the State of Washington

12/28/27
Appointment expiration date

**NOTICE OF APPLICATION, SEPA, AND PUBLIC HEARING
PROPOSED ASH PLACE PRELIM LONG PLAT**

FILE # Z23-586PPLT

PUBLIC COMMENT DUE: FEBRUARY 18, 2025

PUBLIC HEARING: MARCH 13, 2025, AT 9:00 AM

LOCATION: COUNCIL BRIEFING CENTER, 808 WEST SPOKANE FALLS BLVD., SPOKANE, WA.

PROPOSED USE: 20 SINGLE-FAMILY LOTS FOR ATTACHED HOMES ON 1.32 ACRES

APPLICANT: WHIPPLE CONSULTING ENGINEERS, INC. - 509-893-2617

SEPA: ANTICIPATED DNS UNDER (WAC 197-11-355)

SEPA COMMENT DEADLINE FEBRUARY 18, 2025

CITY CONTACT: 509-625-6063

[HTTPS://MY.SPOKANECITY.ORG/PROJECTS/ASH-PLACE-PRELIMINARY-LONG-PLAT/](https://my.spokanecity.org/projects/ash-place-preliminary-long-plat/)

25014.2007
FIRST FREE METHODIST
CHURCH
1725 W COURTLAND AVE
SPOKANE WA 99205

25014.2101
FERRER
1210 ALKI AVE SW UNIT 501
SEATTLE WA 98116

25014.2102
FERRER
1210 ALKI AVE SW UNIT 501
SEATTLE WA 98116

25014.2107
LIBRE HOMES-SPOKANE
PROJECT, INC
15800 PINES BLVD STE 3015
PEMBROKE PINES FL 33027

25014.2108
LIBRE HOMES-SPOKANE
PROJECT, INC
15800 PINES BLVD STE 3015
PEMBROKE PINES FL 33027

25014.2109
LIBRE HOMES-SPOKANE
PROJECT, INC
15800 PINES BLVD STE 3015
PEMBROKE PINES FL 33027

25014.2110
RAFAEL FERRER
1210 ALKI AVE SW UNIT 501
SEATTLE WA 98116

25014.2111
RAFAEL FERRER
1210 ALKI AVE SW UNIT 501
SEATTLE WA 98116

25014.2112
TONY DAY
1717 W LIBERTY AVE
SPOKANE WA 99205

25014.2113
COOKE 909 LLC
503 E 2ND AVE
SPOKANE WA 99202

25014.2202
SPOKANE, CITY OF
808 W SPOKANE FALLS BLVD
SPOKANE WA 99201

25014.2203
SPOKANE, CITY OF
808 W SPOKANE FALLS BLVD
SPOKANE WA 99201

25014.2204
SPOKANE, CITY OF
808 W SPOKANE FALLS BLVD
SPOKANE WA 99201

25014.2205
SPOKANE, CITY OF
808 W SPOKANE FALLS BLVD
SPOKANE WA 99201

25014.2206
SPOKANE, CITY OF
808 W SPOKANE FALLS BLVD
SPOKANE WA 99201

25014.2207
SPOKANE, CITY OF
808 W SPOKANE FALLS BLVD
SPOKANE WA 99201

25014.3044
ROBERT LEAMING
1807 W LIBERTY AVE
SPOKANE WA 99205

25014.3135
SPOKANE, CITY OF
808 W SPOKANE FALLS BLVD
SPOKANE WA 99201

25014.4104
CAROL SCHOESLER
1605 W COURTLAND AVE
SPOKANE WA 99205

25014.4105
KARI MOORE
1611 W COURTLAND AVE
SPOKANE WA 99205

25014.4106
SHERYL LATTIMORE
1617 W COURTLAND
SPOKANE WA 99205

25014.4107
JACOB MATHIAS
1627 W COURTLAND AVE
SPOKANE WA 99205

25014.4108
KATHLEEN LAMARCHE
1505 W COURTLAND AVE
SPOKANE WA 99205

25014.4109
STEPHANIE PERNSTEINER
1509 W COURTLAND AVE
SPOKANE WA 99205

25014.4110
LARRY VANDERVERT
1529 W COURTLAND AVE
SPOKANE WA 99205

25014.4201
SHARON SATTERFIELD
3252 N ASH PL
SPOKANE WA 99205

25014.4305
KELSEY QUICK
1532 W ALICE AVE
SPOKANE WA 99205

25014.4306
ERIN HERNDON
1528 W ALICE AVE
SPOKANE WA 99205

25014.4307
HENRY FIGUEROA
1412 W BELLWOOD DR
SPOKANE WA 99218

25014.4308
HENRY FIGUEROA
1412 W BELLWOOD DR
SPOKANE WA 99218

25014.4309
HENRY FIGUEROA
1412 W BELLWOOD DR
SPOKANE WA 99218

25014.4310
SPOKANE HOMES52 LLC
23720 E 1ST AVE
LIBERTY LAKE WA 99019

25014.4311
URZI LIVING TRUST
186 OURIGGER DR
VALLEJO CA 94591

25014.4330
ROBIN HENAGER-GREENE
1516 W CORA CRT
SPOKANE WA 99205

25014.4333
PORTFOLIO ONE HOLDINGS
TRUST
206 E SAPPHIRE LN
SPOKANE WA 99208

25014.4334
PORTFOLIO ONE HOLDINGS
TRUST
206 E SAPPHIRE LN
SPOKANE WA 99208

25014.4335
NATHANIEL LEONE
1510 W CORA CT
SPOKANE WA 99205

25014.4405
ALEKSANDER KARKHANIN
1423 W ALICE AVE
SPOKANE WA 99205

25014.4407
JOANN BONTRAGER-FRIEDMAN
1519 W ALICE AVE
SPOKANE WA 99205

25014.4408
MELISSA COX
220 S THIRD AVE
SANDPOINT ID 83864

25014.4411
RYAN HALL
1514 W DALTON AVE
SPOKANE WA 99205

25014.4412
JORDAN HANSEN
1508 W DALTON AVE
SPOKANE WA 99205

25014.4413
DANIEL LANGLOIS
1426 W DALTON AVE
SPOKANE WA 99205

25014.4414
ENES MRKALJEVIC
1417 W DALTON
SPOKANE WA 99205

25014.4419
CONNIE EVERETT
3204 N MAPLE ST
SPOKANE WA 99205

25014.4421
NOAH SIMMONS
1509 W ALICE AVE
SPOKANE WA 99205

25014.4422
KALISPEL INDIAN COMMUNITY
OF THE KALISPE
1981 LECLERC RD
CUSICK WA 99119

25014.4506
SUSAN DAVENPORT
1507 W DALTON AVE
SPOKANE WA 99205

25014.4507
BEAU BIANCHI
703 E DALTON AVE
SPOKANE WA 99207

25014.4509
PATRICIA DELONG
1518 W EUCLID
SPOKANE WA 99205

25014.4510
TRAVIS MARONEY
1524 W EUCLID AVE
SPOKANE WA 99205

25014.4511
PATRICIA DELONG
1518 W EUCLID
SPOKANE WA 99205

25014.4512
CHADRICK HORN
1512 W EUCLID AVE
SPOKANE WA 99205

25014.4521
STEPHANIE MAY
1503 W DALTON AVE
SPOKANE WA 99205

25014.4527
BERT SWANSON
1519 W DALTON AVE
SPOKANE WA 99205

25014.4601
THEODORE TESKE
3138 N ASH PL
SPOKANE WA 99205

25014.4602
DYLAN WORLOCK
3134 N ASH PL
SPOKANE WA 99205

25014.4603
DONALD MCINTYRE
PO BOX 9965
SPOKANE WA 99209

25014.4604
MICHAEL SMITH
3120 N ASH PL
SPOKANE WA 99205

25014.4605
SPOKANE, CITY OF
808 W SPOKANE FALLS BLVD
SPOKANE WA 99201

25014.4606
RICHARD WHIPPS
3203 N MAPLE ST
SPOKANE WA 99205

25014.4607
CITY OF SPOKANE COMMUNITY
DEVELOPMENT
808 W SPOKANE FALLS BLVD STE
250
SPOKANE WA 99201

25014.4608
SPOKANE, CITY OF
808 W SPOKANE FALLS BLVD
SPOKANE WA 99201

25014.4609
SPOKANE, CITY OF
808 W SPOKANE FALLS BLVD
SPOKANE WA 99201

25014.4701
GROVE ROAD, LLC
1102 N MONROE ST
SPOKANE WA 99201

25014.4702
GROVE ROAD, LLC
1102 N MONROE ST
SPOKANE WA 99201

25014.4512
Horn, Chadrick M & Melissa C
9201 N Sundance Dr
Spokane, WA 99208-9178

25014.4408
120 SAN DOMENICO COVE,
GEORGETOWN, TX, 78628

25014.4330
824 E HASTINGS RD UNIT G2,
Spokane, WA, 99218

CURRENT RESIDENT
1725 W COURTLAND AVE
SPOKANE WA 99205

CURRENT RESIDENT
1701 W LIBERTY AVE
SPOKANE WA 99205

CURRENT RESIDENT
1705 W LIBERTY AVE
SPOKANE WA 99205

CURRENT RESIDENT
1722 W DALTON AVE
SPOKANE WA 99205

CURRENT RESIDENT
1714 W DALTON AVE
SPOKANE WA 99205

CURRENT RESIDENT
1710 W DALTON AVE
SPOKANE WA 99205

CURRENT RESIDENT
1706 W DALTON AVE
SPOKANE WA 99205

CURRENT RESIDENT
1702 W DALTON AVE
SPOKANE WA 99205

CURRENT RESIDENT
1717 W LIBERTY AVE
SPOKANE WA 99205

CURRENT RESIDENT
1725 W LIBERTY AVE
SPOKANE WA 99205

CURRENT RESIDENT
3135 N ASH PL
SPOKANE WA 99205

CURRENT RESIDENT
SPOKANE WA 99205

CURRENT RESIDENT
SPOKANE WA 99205

CURRENT RESIDENT
SPOKANE WA 99205

CURRENT RESIDENT
SPOKANE WA 99205

CURRENT RESIDENT
SPOKANE WA 99205

CURRENT RESIDENT
1807 W LIBERTY AVE
SPOKANE WA 99205

CURRENT RESIDENT
1915 W DALTON AVE
SPOKANE WA 99205

CURRENT RESIDENT
1605 W COURTLAND AVE
SPOKANE WA 99205

CURRENT RESIDENT
1611 W COURTLAND AVE
SPOKANE WA 99205

CURRENT RESIDENT
1617 W COURTLAND AVE
SPOKANE WA 99205

CURRENT RESIDENT
1627 W COURTLAND AVE
SPOKANE WA 99205

CURRENT RESIDENT
1505 W COURTLAND AVE
SPOKANE WA 99205

CURRENT RESIDENT
1509 W COURTLAND AVE
SPOKANE WA 99205

CURRENT RESIDENT
1529 W COURTLAND AVE
SPOKANE WA 99205

CURRENT RESIDENT
3250 N ASH PL
SPOKANE WA 99205

CURRENT RESIDENT
1532 W ALICE AVE
SPOKANE WA 99205

CURRENT RESIDENT
1528 W ALICE AVE
SPOKANE WA 99205

CURRENT RESIDENT
1522 W ALICE AVE
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1518 W ALICE AVE
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1510 W ALICE AVE
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CURRENT RESIDENT
1504 W ALICE AVE
SPOKANE WA 99205

CURRENT RESIDENT
1516 W CORA AVE
SPOKANE WA 99205

CURRENT RESIDENT
1502 W CORA CT
SPOKANE WA 99205

CURRENT RESIDENT
1506 W CORA CT
SPOKANE WA 99205

CURRENT RESIDENT
1510 W CORA CT
SPOKANE WA 99205

CURRENT RESIDENT
1423 W ALICE AVE
SPOKANE WA 99205

CURRENT RESIDENT
1519 W ALICE AVE
SPOKANE WA 99205

CURRENT RESIDENT
3216 N MAPLE ST
SPOKANE WA 99205

CURRENT RESIDENT
1514 W DALTON AVE
SPOKANE WA 99205

CURRENT RESIDENT
1508 W DALTON AVE
SPOKANE WA 99205

CURRENT RESIDENT
1426 W DALTON AVE
SPOKANE WA 99205

CURRENT RESIDENT
1422 W DALTON AVE
SPOKANE WA 99205

CURRENT RESIDENT
3204 N MAPLE ST
SPOKANE WA 99205

CURRENT RESIDENT
1509 W ALICE AVE
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1515 W ALICE AVE
SPOKANE WA 99205

CURRENT RESIDENT
1507 W DALTON AVE
SPOKANE WA 99205

CURRENT RESIDENT
1515 W DALTON AVE
SPOKANE WA 99205

CURRENT RESIDENT
3114 N MAPLE ST
SPOKANE WA 99205

CURRENT RESIDENT
1524 W EUCLID AVE
SPOKANE WA 99205

CURRENT RESIDENT
1518 W EUCLID AVE
SPOKANE WA 99205

CURRENT RESIDENT
1512 W EUCLID AVE
SPOKANE WA 99205

CURRENT RESIDENT
1503 W DALTON AVE
SPOKANE WA 99205

CURRENT RESIDENT
1519 W DALTON AVE
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CURRENT RESIDENT
3138 N ASH PL
SPOKANE WA 99205

CURRENT RESIDENT
3134 N ASH PL
SPOKANE WA 99205

CURRENT RESIDENT
3128 N ASH PL
SPOKANE WA 99205

CURRENT RESIDENT
3120 N ASH PL
SPOKANE WA 99205

CURRENT RESIDENT
3114 N ASH PL
SPOKANE WA 99205

CURRENT RESIDENT
3203 N MAPLE ST
SPOKANE WA 99205

CURRENT RESIDENT
3121 N MAPLE ST
SPOKANE WA 99205

CURRENT RESIDENT
3115 N MAPLE ST
SPOKANE WA 99205

CURRENT RESIDENT
1630 W EUCLID AVE
SPOKANE WA 99205

CURRENT RESIDENT
3230 N ASH PL
SPOKANE WA 99205

CURRENT RESIDENT
3224 N ASH PL
SPOKANE WA 99205

THE SPOKESMAN-REVIEW

999 W Riverside Ave, Spokane, WA 99201

PUBLISHER'S AFFIDAVIT

STATE OF NEW YORK }
COUNTY OF ERIE } ss

Name: WHIPPLE CONSULTING ENGINEERS **Client ID:** 103202
PO No: _____ **No. Lines:** 124
Total Cost: \$1,134.86 **Campaign:** 228005

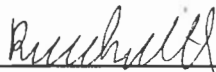
I, Brandon Smith do solemnly swear that I am a Authorized Representative of The Spokesman-Review, a newspaper established and regularly published, once each day in the English language, in and of general circulation in the City of Spokane, Spokane County, Washington; and in the City of Coeur d'Alene, Kootenai County, Idaho; that said newspaper has been so established and regularly published and has had said general circulation continuously for more than six (6) months prior to the 23rd day of July, 1941; that said newspaper is printed in an office maintained at its place of publication in the City of Spokane, Washington; that said newspaper was approved and designated as a legal newspaper by order of the Superior Court of the State of Washington for Spokane County on the 23rd day of July, 1941, and that said order has not been revoked and is in full force and effect; that the notice attached hereto and which is a part of the proof of publication, was published in said newspaper 2 time(s), the publication having been made once each time on the following dates:

January 28, 2025 and February 4, 2025.

That said notice was published in the regular and entire issue of every number of the paper during the period of time of publication, and that the notice was published in the newspaper proper and not in a supplement.

Subscribed and sworn to before me this 04 day of

February, 2025



(Advertising Agent)



(Notary)



THE SPOKESMAN-REVIEW

999 W Riverside Ave, Spokane, WA 99201

PUBLISHER'S AFFIDAVIT

Campaign: 228005

NOTICE OF APPLICATION, SEPA, AND HEARING
Proposer: Tish Phipps/Lang Plus
File No: 213-581991

Notice is hereby given that Phipps/Lang Plus, Inc. representing Lance Road P.C. applied for a Type III Preliminary Plat on December 28, 2021. The application was determined to be technically complete on January 15, 2022. There will be a public hearing on this proposal before the City of Spokane Hearing Examiner on **February 13, 2022 at 5:00 PM**. The hearing will be held in the Council Briefing Center, Lower Level of City Hall 500 W. Spokane Falls Boulevard, Spokane, WA.

Any person may submit written comments on the proposal and appear at the public hearing.

Public Comment Deadline
Comments received by February 10, 2022 at 5 PM will be included in the project staff report. Written comments received by March 12, 2022 at 5 PM will be forwarded to the Hearing Examiner for inclusion in the project public record.

The public is encouraged to submit written comments prior to the hearing via mail or email to City of Spokane Development Services Center, 4th Floor, City Center Tower, 828 W Spokane Falls Blvd, Spokane, WA 99201 or via email to development@spokane.gov (Phone 509 425 4643).

Only the applicant, person submitting written comments, and persons attending at a hearing may appeal the decision of the Hearing Examiner.

Description of Project: The applicant is proposing to subdivide three parcels (a total of 1.13 acres) in the R3B zone (H effective 8/29/2014) into 28 lots for the construction of attached housing units under the City of Spokane Ordinance, Title 18, Chapter 18.040 - International Residential District in Ordinance PCW 16/12A001. The proposal is located in the 15th Street area and includes a private driveway access from R 15th Street to lots fronting 7th and 8th Street. Private water and sewer utilities will serve proposed lots.

Applicant:
Tish Phipps
Phipps Consulting Engineers Inc.
215 Park Pl.
Spokane Valley WA 99216
509 833 2417
tish@tishphipp.com

SEPA: In review. The City will conduct a review of Determination of Non-Significance (DNS) under RCW 19.31.050. A copy of the submittal Determination of Non-Significance will be sent to those who provide comments and will be made available on the project website. **The last day to provide comment on SEPA is Tuesday, February 13, 2022 at 5:00 PM.**

To view more information including Site Plan, Technical Documents, SEPA checklist, etc. visit:
<http://www.spokane.gov/projects/>
Project address: pod lang plus and tish@tishphipp.com

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center on the lower level of Spokane City Hall 500 W Spokane Falls Blvd is wheelchair accessible and also provides with an internet assistive listening system for persons with hearing loss. Requests may be checked and upon presentation of picture ID through the project organizer. Individuals requesting reasonable accommodations or further information may call 425 W. Main Street Management at 509 824 4221. If in Spokane Falls, Spokane WA 99201 or admin@tishphipp.com. Persons who are deaf or hard of hearing may contact Rick Matlock through the Washington Relay Service at 7 1 1. Please contact us forty-eight (48) hours before the meeting if you.

SP212005

LEGAL NOTICES

NOTICE OF APPLICATION, SEPA, AND HEARING
Preliminary "Ash Place" Long Plat
 File No. Z23-5877PLT
 Notice is hereby given that Whipple Consulting Engineers, Inc., representing Grove Road, LLC, applied for a Type III Preliminary Long Plat on December 20, 2023. The application was determined to be technically complete on January 15, 2025. There will be a public hearing on this proposal before the City of Spokane Hearing Examiner on **Thursday, March 13, 2025, at 9:00am**. The hearing will be held in the Council Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA.

Any person may submit written comments on the proposal and/or appear at the public hearing.

Written Comment Deadline:
 Comments received by February 18, 2025, at 5 PM will be included in the project staff report. Written comments received by March 12, 2025, by 5 PM will be forwarded to the hearing examiner for inclusion in the project public record.

The public is encouraged to submit written comments prior to the hearing via mail or email to City of Spokane Development Services Center (3rd Floor) C/O Melissa Owen, 808 W Spokane Falls Blvd., Spokane, WA 99201 or via email to mowen@spokane-city.org (phone 509-625-0633).

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

Description of Proposal: The applicant is proposing to subdivide three parcels (a total of 1.32 acres) in the RSF zone (R) effective 01/01/24) into 20 lots for construction of attached housing units under the City's Interim Zoning ordinance found in chapter 17C.400 - Interim Housing Regulations Adopted to Implement RCW 35.70A.090(1). The proposal is served by public streets and includes a private driveway access from N. Ash Place for lots fronting N. Ash Street. Private water and sewer utilities will serve proposed lots.

Notificants:
 Todd Whipple,
 Whipple Consulting Engineers, Inc.,
 21 S Pines Rd.,
 Spokane Valley, WA 99206
 509-935-2617
 (info@whipple.com)

SEPA: In review. The City anticipates issuing a Determination of Non-significance (DNS) under WAC 197-11-355. A copy of the subsequent threshold determination will be sent to those who provide comment and will be made available on the project website. **The last day to submit comment on SEPA is February 18, 2025, at 5 PM.**

To view more information including Site Plan, Technical Documents, SEPA checklist, etc., visit:
<http://my.spokane-city.org/projects/hearing-additive-pud-long-plat-and-wetland-modification-cup/>

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss.

Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Risk Management at 509-625-6271, 808 W. Spokane Falls Blvd., Spokane, WA, 99201, or mhwester@spokane-city.org. Persons who are deaf or hard of hearing may contact Risk Management through the Washington Relay Service at 711. Please contact us forty-eight (48) hours before the meeting date.

SR228005
FOR ASSISTANCE OR QUESTIONS REGARDING A LEGAL ADVERTISEMENT,
 Please Call (509) 325-4121 or Fax (509) 325-4001 • TDD: 4121 • Hearing: 4001

LEGAL NOTICES

NOTICE
 NOTICE IS HEREBY GIVEN THAT ON THE 4th DAY OF FEBRUARY 2025 AT 2:00 PM A PUBLIC AUCTION WILL BE HELD FOR THE PURPOSE OF SATISFYING A LANDLORDS LIEN ON THE CONTENTS OF 1 STORAGE UNIT (SU), AT STORAGEACTION.COM. THE GOODS TO BE SOLD ARE GENERALLY DESCRIBED AS HOUSEHOLD ITEMS, FURNITURE AND BOXES.

UNIT 078
 CORY NORSWORTHY
 1191 CEDAR RIDGE ROAD
 KENDRICK ID 83857
 SR227861

CALL FOR BIDS
BID 2025-010
 Sealed bids will be received for the following project at the time and location listed below:

PROJECT:
 WYSD #208 - High School, Middle School & Jr High School Restroom Renovations

BID DEADLINE:
 2:00 PM
 Tuesday February 4th, 2025

BID SUBMISSION:
 Attn: William Connolly
 8902 Zier Road
 Yakima, WA 98908.

DATE OF FIRST PUBLICATION: January 28, 2025
DEBRA MAE WAGNER,
 Administrator
 Attorneys for Administrator/
 Address for mailing or service:
 Peter J. Andrus, WSBA #21441
 RELSING TRI WEST & ANDRUS PLLC
 2925 Colby Avenue
 Everett, WA 98201
 SR228109

Bids can be submitted via in-person, mail or e-mail. Bids will be received until 2:00 PM on 02/04/2025. All bids will be opened and confirmed at that time. Bids and bid supplements received after the above times will not be opened or considered.

Prospective bidders may obtain digital construction drawings and specifications beginning Tuesday January 21st 2025 from Abadan Plan Center:
<https://hatched.onlinelibraryinfo.com/Project/343>

The official website for public document on this project, to include addenda, is Abadan Plan Center.

Per RCW 39.80.040, WYSD encourages minority and women-owned firms and veteran-owned firms to respond to this call for bids.

Contact Robert Gross at the office of the Construction Manager at (509)-496-1712 or email at rob.gross@turntown.com with questions.

In accordance with state law, bidders are required to have a current Washington State contractor's license at the time of submitting bids. Each bid must be accompanied by a certified check, cashier's check, or bid bond with a State Licensed Surety, in an amount not less than five (5%) percent of the total bid. This surety shall be forfeited in event of failure by the successful bidder to sign a contract and to furnish the necessary one hundred percent (100%) Performance Bond.

The West Valley School District #208 reserves the right to reject any and/or all proposals, and to waive bidding formalities.

By order of the Assistant Superintendent William Connolly
 West Valley School District #208
 SR227900

LEGAL NOTICES

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH
 NO. 25-4-00108-31
 PROBATE NOTICE TO CREDITORS
 RCW 11.40.030
 In the Matter of the Estate of: WALTER LOREN WAGNER, Deceased.
 The Administrator named below has been appointed administrator herein. Anyone having a claim against decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the administrator or his attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty (30) days after the administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both decedent's probate and non-probate assets.
 Date of first publication: January 28, 2025
DEBRA MAE WAGNER,
 Administrator
 Attorneys for Administrator/
 Address for mailing or service:
 Peter J. Andrus, WSBA #21441
 RELSING TRI WEST & ANDRUS PLLC
 2925 Colby Avenue
 Everett, WA 98201
 SR228109

LEGAL NOTICES

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THE SPOKESMAN-REVIEW PUZZLES

WORD Roundup
 Find and Circle...
 Five words with 'ee' (10/10)
 Four words with 'Z' in the middle (10/10)
 Three six-letter words (10/10)
 Two seven-letter words (10/10)
 Two five-letter words and games (10/10)

Answers to Monday puzzle: PENICILLIN, POLIO, HYPERCALCAEMIA, BAKED, WALKER, WALTER, AUSTIN, COLONCOPOLY, BEHAR, HONDA, CHENNAI, PUNJAB

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HPWFDAZZZLEVE
 BOUNDHDBWBERG
 VAVUZGYELDAN
 DHNRZMZCYEA
 LTKAMLZLAAYR
 ENVUNUEPKDO
 IORTGAWEKEE
 YMSTOPTPOKER

Minute Maze
 0263

The Puzzle Company

LEXICO Start at the double hexagon. Spell solutions to the clues below by entering your way through the grid. You can backtrack to use letters more than once. Each new word starts with the last letter of the previous word.

1. Child's name for father D _ _ _
 2. Football distance measure _ _ _ _ _
 3. Digging tool _ _ _ _
 4. Put in harm's way _ _ _ _ _
 5. Put a new title on _ _ _ _ _

Previous Puzzles: TOMATO, OMAHA, ATOMIC, COMBAT, TRAMP

BRIDGE Bobby Wolff, Dist. by Andrews McMeel for UFS

"One of the symptoms of an approaching nervous breakdown is the belief that one's work is terribly important." - Bertrand Russell

Cover up the East-West hands and test your declarer play. Your three-spade rebid is raised to game, and West tables a fourth-highest diamond three. How should you play?

You have two trumps to lose and at least one heart loser, in all likelihood. You could try the diamond queen from dummy in the hope that West has led from the king. Then you would avoid a diamond loser. However, many players are loath to undertake a king on a blind auction, and you would be in dire straits if East covered with the king.

It is better to play small from dummy. Preserving the queen gives you a better chance of establishing a second diamond trick for a heart discard. You capture East's diamond jack with the ace and lay down a top spade. You do not have the entries to take a first round spade finesse, allowing for queen-jack-low outside, and that line would give you problems against a singleton honor with West.

When everyone follows small, you revert to the diamond suit, leading the diamond nine and running it when West plays small. Unless East's diamond jack was a false-card, this should force the king, as indeed it does today.

You win the club suit in dummy and give a heart on the diamond three. West's fourth-highest diamond three lead tells you the suit is splitting 4-2. You can then play a spade and finesse the eight, protecting against queen-jack-fourth on your right. That loses to West's jack, but you will win his club return, draw trumps and concede a heart.

WEST
 ♠ Q J 6
 ♥ J 6 3
 ♦ 10 6 4 3
 ♣ Q 4 2

EAST
 ♠ 4 3
 ♥ A 10 9 4
 ♦ K 8 5
 ♣ J 10 7 5

SOUTH ♠ 10 9 8 5
 ♥ Q 7 2
 ♦ A 9
 ♣ K 9

Vulnerable: Neither
 Dealer: South

The bidding:
 South West North East
 1 ♠ Pass 1 NT Pass
 2 ♠ Pass 4 ♠ All pass

Opening Lead: Diamond three

BID WITH THE ACES

South holds:
 ♠ 4 3
 ♥ A 10 9 4
 ♦ K 8 5
 ♣ J 10 7 5

South West North East
 1 NT Pass 2 ♣ Pass

ANSWER: Partner could have as many as 18 points, so you must keep the bidding open. Raise to three hearts to confirm the eight-card fit. With the same hand and ace-jack-third in diamonds, I might even take a shot at four hearts, aware that it is a slight overbid but also that game is unlikely to be worse than a finesse. The trump spots may prove critical here.

UNIVERSAL Sudoku Puzzle

Complete the grid so that every row, column and 3x3 box contains every digit from 1 to 9 inclusively.

4	5	3	2		8			
8				4	7			
	9	8			5	1		
		8	6	8		1		
	5	9	1					
3	8			7	6			
	2	7					4	
5			3	9	8	2		

DIFFICULTY RATING: ★★☆☆☆

7 LITTLE WORDS

Find the 7 words to match the 7 clues. The numbers in parentheses represent the number of letters in each solution. Each letter combination can be used only once, but all letter combinations will be necessary to complete the puzzle.

CLUES
 1 frankly (7)
 2 doors and windows (8)
 3 US-Canada falls (7)
 4 Barnes & Noble (10)
 5 answer the question (7)
 6 Michigan has an Upper one (9)
 7 put on TV (5)

SOLUTIONS

PEN ENI BLU AGA LY
 OP PO NGS BOOK RES
 NI INS SEL NT AIR
 ULA ED ND LER RA

Monday's Answer: 1 CORN, 2 STOCKS, 3 HAWKING, 4 BARNES & NOBLE, 5 PATENTIST, 6 WARRIOR, 7 SHARPER.

Winter Fun
 Visit EVERYTHING OUTDOORS

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 • Photo Gallery • Winter Stories

Powered by **THE SPOKESMAN-REVIEW**
spokesman.com/outdoors

LEGAL NOTICES

NOTICE OF APPLICATION, SEPA, AND HEARING Preliminary "Ash Place" Long Plat File No. 223-5877PLT Notice is hereby given that Whipple Consulting Engineers, Inc., representing Grove Road, LLC, applied for a Type III Preliminary Long Plat on December 20, 2023. The application was determined to be technically complete on January 15, 2025. There will be a public hearing on this proposal before the City of Spokane Hearing Examiner on Thursday, March 13, 2025, at 9:00am.

Any person may submit written comments on the proposal and/or appear at the public hearing.

Written Comment Deadline: Comments received by February 18, 2025, at 5 PM will be included in the project staff report. Written comments received by March 12, 2025, by 5 PM will be forwarded to the hearing examiner for inclusion in the project public record.

The public is encouraged to submit written comments prior to the hearing via mail or email to City of Spokane Development Services Center (3rd Floor) C/O Melissa Owen, 808 W Spokane Falls Blvd, Spokane, WA 99201 or via email to mowen@spokanechty.org (phone 509-625-5063).

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

Description of Proposal: The applicant is proposing to subdivide three parcels (a total of 1.32 acres) in the RSF zone (R) effective 01/01/24) into 20 lots for construction of attached housing units under the City's Interim Zoning Ordinance found in chapter 17C.400 - Interim Housing Regulations Adopted to Implement RCW 36.70A.006(1). The proposal is served by public streets and includes a private driveway access from N. Ash Place for lots fronting N. Ash Street. Private water and sewer utilities will serve proposed lots.

SEPA: In review The City anticipates issuing a Determination of Non-significance (DNS) under WAC 197-11-355. A copy of the subsequent threshold determination will be sent to those who provide comment and will be made available on the project website. The last day to provide comment on SEPA is Tuesday, February 18, 2025, at 5 PM.

To view more information including Site Plan, Technical Documents, SEPA checklist, etc., visit: http://my.spokanechty.org/projects/Board-addition-pud-long-plat-and-wetland-modification-cup/

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities.

FOR ASSISTANCE OR LEGAL ADVICE: Call 360-880-1111, 9:00 a.m. - 5:00 p.m., Monday - Friday.

HOUSEHOLD GOODS FOR SALE

Solded oak dining room table w/ 2 leaves & 6 chairs. Complete bedroom set, cherry wood, queen bed w/ mattress, 9 drawer dresser with mirror and jewelry drawer, nightstand and armoire.

MERCHANDISE WANTED

Wanted Postcards & Black & White Photographs, any subject. Even old family photo albums. For top dollar. Mark (509) 951-7783

Pets

HELLO, we have 4 puppies, 2 girls 2 boys, AKC Full Registration, First round of Spectra 5, Dewormed, Vet checked, Dew claw removed, 9 weeks old. \$1,250 per pup. 509-499-4248.

WANTED: BOSTON TERRIER

To join our family. Puppy or Rehomed. 509-991-8513

To Place Your Ad Call (509) 456-7355

DOGS

AKC CORGIS - 2 boys \$1800. Champion bloodline, ready Feb. 8. Health checked-first shots. 530-945-1532. Live CD.

RED LAB PUPPIES Hello, we have 4 puppies, 2 girls 2 boys, AKC Full Registration, First round of Spectra 5, Dewormed, Vet checked, Dew claw removed, 9 weeks old. \$1,250 per pup. 509-499-4248.

MINIATURE SCHNAUZERS Ham color mini schrauser adorable personality smooth coat and mega coats. Going fast chocolate and tan ready to go. Shots dewormed and tails docked. 509-986-6704

WANTED: BOSTON TERRIER To join our family. Puppy or Rehomed. 509-991-8513

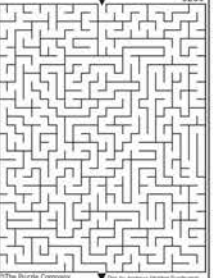
To Place Your Ad Call (509) 456-7355



WORD Roundup

Find and Circle: Four facial expressions, Four words ending with CH, Three South American countries, Two mammals ending with A, Two things you can't see but hear.

Minute Maze



LEXICO Start at the double hexagon. Spell solutions to the clues below by winding your way through the grid. You can backtrack to use letters more than once. Each new word starts with the last letter of the previous word.

1. Parker, Spider-Man P _ _ _ _
2. Newly arrived _ _ _ _
3. Lukewarm T _ _ _
4. Erasable files _ _ _ _
5. Episodic TV show S _ _ _ _

BRIDGE Bobby Wolff, Deal by Andrews McMeel for UFS

"A lie will gallop halfway round the world before the truth has time to pull its breeches on." - Cordell Hull
Take the West cards for today's deal. South's two-no-trump rebid after opening two clubs denotes a balanced 22-23. North's three-heart call is a transfer to spades. When he offers a choice of games, South might consider that the spade blockage would make spades easier to play, but he passes three-no-trump.

WEST: 9 4 3, A K J, 7, 3, 10 9 5 4
EAST: K J 10, 8 7 6 5 2, 9 8 7 6 5, A K Q 10 4, 6 2
SOUTH: 10 9 6 4, A J 2, A K Q
Vulnerable: North-South
Dealer: South

BID WITH THE ACES

South holds: 8 7 6 5 2, 7 5, K Q 10 4, 6 2
South West North East: 2 NT Pass 2 Pass, 3 Pass 3 NT All pass

ANSWER: Non-vulnerable, I would happily raise directly to four spades. It might be the opponents' deal, and I would like to keep them out. Vulnerable, four is a bit much since we might just go down in love, but if I do anything less and Larry Cohen (author of many books and articles on the Law of Total Tricks) gets to read about it, he will laugh at me. I do not like being laughed at.

UNIVERSAL Sudoku Puzzle

Complete the grid so that every row, column and 3x3 box contains every digit from 1 to 9 inclusively.



DIFFICULTY RATING: ★★☆☆☆

7 LITTLE WORDS

Find the 7 words in each box. The number in parentheses represent the number of letters in each solution. Each letter combination can be used only once, but all letter combinations will be necessary to complete the puzzle.

CLUES: 1 countryside estate (5), 2 green gems (5), 3 leading a band (8), 4 Messi's country (9), 5 where to window shop (11), 6 ironed (7), 7 more slippery in a way (5)

Author's Answer: 1 BRACKS, 2 SPERMOS, 3 CARLEST, 4 HANKS, 5 COFFEES, 6 BROTHERS, 7 GARSTED

Advertisement for The Spokesman-Review e-Edition, showing a smartphone displaying the newspaper's content.

Advertisement for The Spokesman-Review, featuring the newspaper's masthead and the text 'SINCE 1883'.

EMPLOYMENT OPPORTUNITIES

HOME DELIVERY ASSISTANT The Spokesman-Review is a family-owned newspaper in the Inland Northwest, is seeking Home Delivery Assistants to join their team! Remember the times of paper deliverers riding bicycles down neighborhood streets to deliver your local news? They're not over yet!

What you'll contribute to our team: You must be a minimum of 18 years of age. A valid driver's license with good driving history. Ability to navigate using maps, interactive and stationary. Ability to read and comprehend simple instructions, correspondence, and memos. A vehicle with valid and upkept insurance.

Summer News Intern Reporters Family-owned and operated, The Spokesman-Review is the largest, most utilized, and trusted news and information provider in the Inland Northwest! Our team works cohesively in a supportive environment, driven by a shared dedication to community and the well-being of our valued employees.

Position: Summer News Intern Status: Full-time for up to 12 weeks Start date: Flexible, but usually between May 19th and June 23rd Salary: \$18/hr

About this role: Summer News Interns at The Spokesman-Review provide a wide range of coverage as full-fledged members of the reporting staff. Our interns contribute to The Spokesman-Review's mission to inform our audience through accurate, thorough, helpful, fair, and lively reporting and writing about the Spokane area.

What you'll do: Prepare accurate, fair, balanced, and carefully researched stories to meet assigned deadlines. Write five to eight stories a week. Maintain good communication with editors re assignments and story ideas. Remain flexible to cover a wide range of features and hard news stories, including breaking news that could include violent crime, fires, and other public safety matters.

Requirements: A bachelor's degree in journalism or pursuing a degree in journalism. Valid driver's license. Proficient in use of a computer and smartphone. Ability to use a smartphone to files stories and multimedia from the field and to stay current with news events.

What we offer: We are a family owned and operated multi-business organization with a heart for the community we serve and our employees. We set you up for success by providing the necessary tools and training needed to succeed in your position! We provide: A friendly, supportive, and professional team atmosphere. Competitive wages and benefits including Medical, Dental, Vision, 401K matching, Employee Assistance Programs, and so much more!

Whipple Consulting Engineers- Neighborhood Council

 Allyson Andrade
To

  Reply  Reply All  Forward  

Wed 1/22/2025 9:13 AM

Bcc audubondownriver@gmail.com; chair@emersongarfield.org; vice-chair@emersongarfield.org; scotwebb@gmail.com; pianola@cet.com

 Combine Notificaton Letter Package with Map.pdf 
423 KB

Hello,

Please see the attached notice meant for the Audubon/Downriver, Emerson Garfield and North Hill neighborhood councils.

Thank you,

Allyson Andrade
Marketing Communications Coordinator
[Whipple Consulting Engineers, Inc.](#)
Phone: 509.893.2617 | Fax: 509.926.0227



Whipple Consulting Engineers

WCE provides Land Development services in the following areas: Land Surveying, Civil, Structural and Traffic Engineering, Land Planning and Landscape Architecture.

21 South Pined Road - Spokane Valley, WA 99206
WWhippleCE.com



20 YEARS
WHIPPLE CONSULTING ENGINEERS
EST 2004
WCE

I am currently in the office on Tuesdays, Wednesdays and Thursdays. If you need immediate assistance please call WCE at (509)893-2617.

Exhibit 12 – Community Meeting

- a. Public notice sign/posting/mailling instructions (including parcel list and notification map)
- b. Applicant Community Meeting Package including:
 - i. Public notice letter with map
 - ii. Preliminary Plat Map Pages presented at Community Meeting
 - iii. notification parcels from title company
 - iv. Meeting Summary with sign in sheet
 - v. Affidavits including sign images

Exhibit 12.a.

October 11, 2023

Whipple Consulting Engineers
C/O Allyson Andrade
21 S Pines Rd
Spokane Valley, WA

Subject: Community Meeting Instructions

Dear Ms. Andrade,

Please use the "Notification District Map" and tax parcel list provided to you to obtain the names and addresses of property owners/taxpayers and occupants for the public notification process. In addition, there is a letter of notification entitled "Notice of Community Meeting" that is required to be mailed with the map. This notice must be provided 15 days prior to the date of the meeting. As the applicant you are required to complete the following methods of public notice for this meeting prior to application.

1. Post the property with a minimum of **one 4' X 4' sign on the property facing N. Ash Place**, as outlined in the Spokane Municipal Code Section 17G.060.050. The posted sign should read:

<p>NOTICE OF COMMUNITY MEETING PROPOSED PRELIMINARY PLAT MEETING DATE: (fill in date, time and place) OR JOIN VIRTUALLY: (add link to virtual meeting if hybrid option is used) Proposed Use: Long Plat, 21-lots, 1.32 acres Applicant: Whipple Engineers Phone: 509-893-2617 Email: aandrade@whipplece.com SEPA: TBD FOR INFORMATION CALL PLANNING AT 625-6063 or mowen@spokanecity.org</p>
--

Please note that **all text must be in red**. The first line of text on the sign "NOTICE OF COMMUNITY MEETING" must be in four-inch letters. All subsequent line(s) of text may be in three-inch letters.

2. In addition, the enclosed "**Notice of Community Meeting**" information and map must be posted in public posting locations including City Hall, The Central City Library, and local libraries. Please fill out the date, time and place of this meeting in the posted/mailed notice along with any information necessary for a virtual meeting component should you elect a hybrid meeting (notification letter enclosed).
3. Send the Notice of Community Meeting information and map to **property owners, taxpayers and occupants** within a four-hundred-foot radius of any portion of the boundary of the subject property, including any property that is contiguous and

under the same or common ownership and control as identified in the SMC Section 17G.060.120.

4. The applicant is responsible for notifying the Neighborhood Council as part of the notification procedures. Please send a copy of the Notice of Community Meeting and map to the Audubon/Downriver, North Hill, and Emerson Garfield Neighborhood Council at:

Audubon/Downriver

Chair: audubondownriver@gmail.com

Vice Chair: Vacant – no contact information

North Hill

Chair: Scotwebb@gmail.com

Vice Chair: pianola@cet.com

Emerson Garfield

Chair: chair@emersongarfield.org

Vice Chair: vice-chair@emersongarfield.org

If you have any questions, please contact me at 625-6063 or mowen@spokanecity.org

Sincerely,



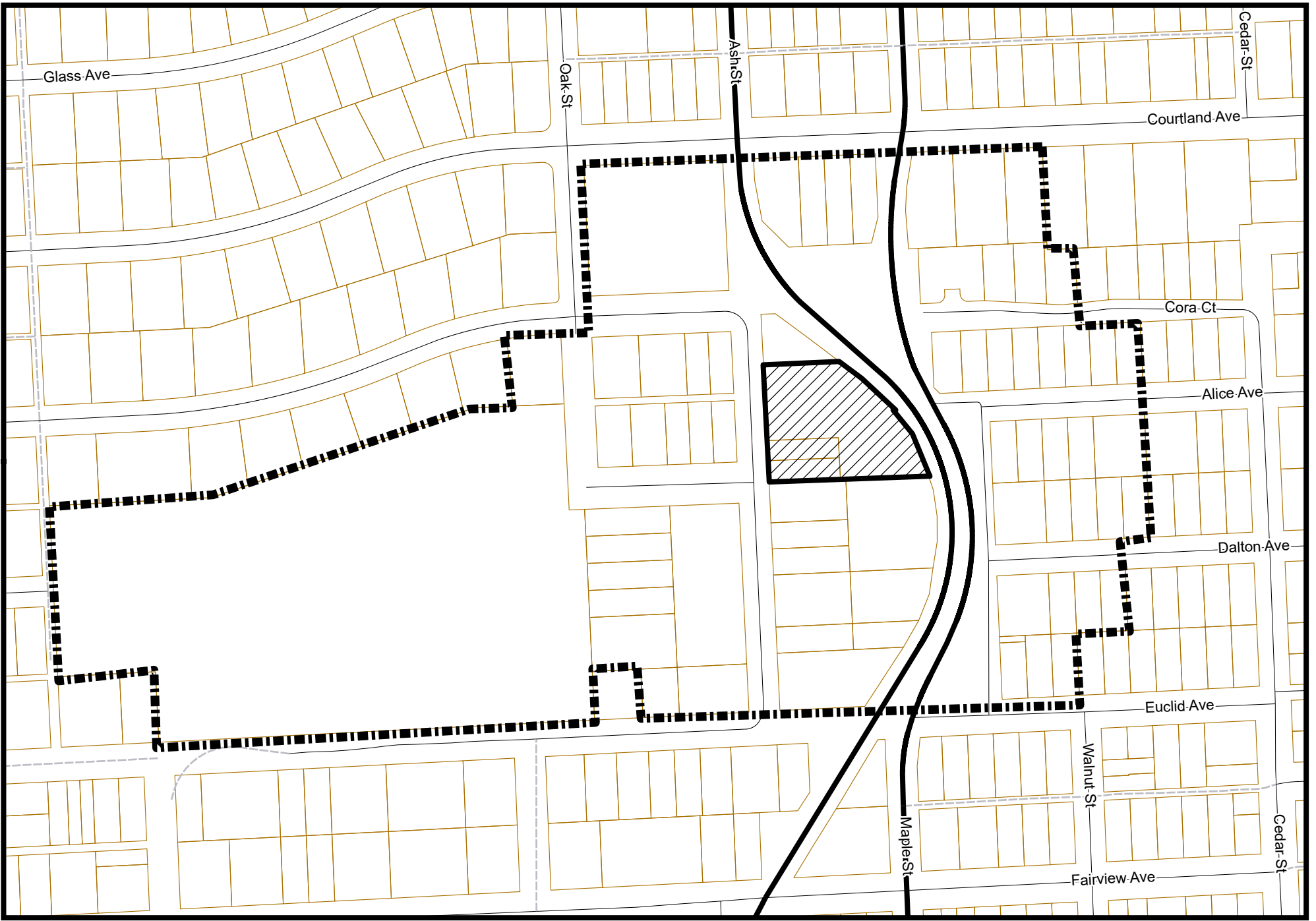
Melissa Owen
City of Spokane
Planning and Development

Attachments:




District Notification Map

Parcel List

Notice of Community Meeting



Legend

-  Parcels
-  Notification district
-  Project Site



APPLICANT: Whipple Consulting Engineers
PROPOSAL: Preliminary Plat for 21-Lot Townhome Project

01-25-42

Prepared by: DKd
 Date prepared: 10-9-23

Ash Pl. Townhomes

25014.4207

25014.4701

25014.4702

Parcels within 400'

25014.2007	25014.4105	25014.4408
25014.2101	25014.4106	25014.4411
25014.2102	25014.4107	25014.4412
25014.2107	25014.4108	25014.4413
25014.2108	25014.4109	25014.4414
25014.2109	25014.4110	25014.4419
25014.2110	25014.4201	25014.4421
25014.2111	25014.4305	25014.4422
25014.2112	25014.4306	25014.4506
25014.2113	25014.4307	25014.4507
25014.2201	25014.4308	25014.4509
25014.2202	25014.4309	25014.4510
25014.2203	25014.4310	25014.4511
25014.2204	25014.4311	25014.4512
25014.2205	25014.4312	25014.4521
25014.2206	25014.4330	25014.4527
25014.2207	25014.4333	25014.4601
25014.2208	25014.4334	25014.4602
25014.3044	25014.4335	25014.4603
25014.3135	25014.4405	25014.4604
25014.4104	25014.4407	25014.4605
		25014.4606
		25014.4607
		25014.4608
		25014.4609

NOTICE OF COMMUNITY MEETING
Proposed Long Plat for 21 “Attached” Single-Family Home Lots

Notice is hereby given that Whipple Consulting Engineers, Inc will conduct a community meeting 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.

COMMUNITY MEETING INFORMATION: A Community Meeting will be held on _____ at _____ a.m./p.m. at _____ facility located at _____ regarding _____ the proposed Preliminary Long Plat.

For those who prefer to attend virtually, please...

The applicant or their agent will make a presentation of the proposal. Any person may submit questions and comments at this meeting. For additional information, please **contact the applicant**, or you may contact City staff listed at the end of this letter:

Applicant: Whipple Consulting Engineers
21 S Pine Rd
Spokane Valley, WA 99206
509-893-2617 or aandrade@whipplece.com

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

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: To be processed with the long plat application

Current Zoning: RSF (Residential Single Family)

Community Meeting: A Community Meeting is an informal public meeting, in which the applicant and/or their agents present the proposed project to the public. The purpose of the meeting is to give an opportunity for the public to learn about the proposal, ask questions, and to exchange

ideas about the proposal with the developer. A Community Meeting is the first step in the application process; it takes place before the applicant submits his/her application to the City of Spokane. City staff does not attend these meetings, except in the case of a combined Traffic Scoping and Community Meeting. In such cases, a member of the City Traffic Section will attend the meeting to take comments on possible transportation related issues. Such combined meetings will be noted on the header of this notice.

The Community Meeting is not a hearing, and no testimony is taken. The meeting is informational, though the meeting is recorded pursuant to requirements of the Spokane Municipal Code. Written comments are not required, and if any are submitted to the Planning and Development Department, the letters will be forwarded to the Hearing Examiner when the application is forwarded for public hearing. However, such letters, if received before an application is submitted (i.e., Community Meeting), would need to be resubmitted prior to the closing of the public record (usually the date of the Public Hearing), in order to vest a person as a party of record.

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.**

Staff Contact:

Planning and Development Services
Attn: Melissa Owen, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6063
Email: mowen@spokanecity.org

NOTICE OF COMMUNITY MEETING
Proposed Long Plat for 21 “Attached” Single-Family Home Lots

Notice is hereby given that Whipple Consulting Engineers, Inc will conduct a community meeting 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.

COMMUNITY MEETING INFORMATION: A Community Meeting will be held on Tuesday, November 14th, 2023 at 6:00 PM at West Central Community Center, Newton Room located at 1603 N Belt Street, Spokane, WA 99205 regarding the proposed Preliminary Long Plat.

The applicant or their agent will make a presentation of the proposal. Any person may submit questions and comments at this meeting. For additional information, please **contact the applicant**, or you may contact City staff listed at the end of this letter:

Applicant: Whipple Consulting Engineers
21 S Pines Rd
Spokane Valley, WA 99206
509-893-2617 or info@whipplece.com

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

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)

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SEPA: To be processed with the long plat application

Current Zoning: RSF (Residential Single Family)

Community Meeting: A Community Meeting is an informal public meeting, in which the applicant and/or their agents present the proposed project to the public. The purpose of the meeting is to give an opportunity for the public to learn about the proposal, ask questions, and to exchange ideas about the proposal with the developer. A Community Meeting is the first step in the application process; it takes place before the applicant submits his/her application to the City of Spokane. City staff does not attend these meetings, except in the case of a combined Traffic

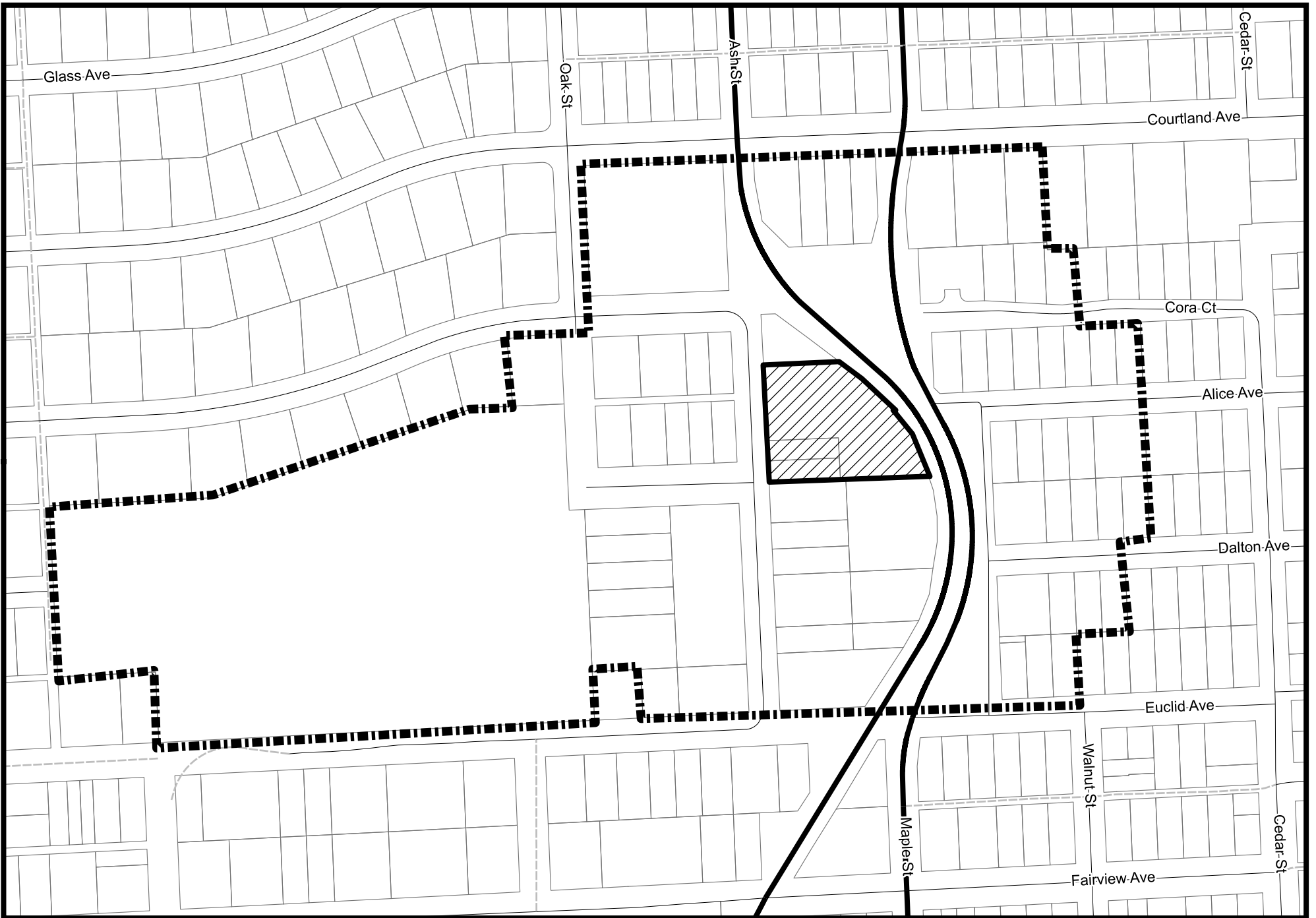
Scoping and Community Meeting. In such cases, a member of the City Traffic Section will attend the meeting to take comments on possible transportation related issues. Such combined meetings will be noted on the header of this notice.

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Staff Contact:

Planning and Development Services
Attn: Melissa Owen, Assistant Planner
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6063
Email: mowen@spokanecity.org



Legend

-  Parcels
-  Notification district
-  Project Site



APPLICANT: Whipple Consulting Engineers
PROPOSAL: Preliminary Plat for 21-Lot Townhome Project

01-25-42

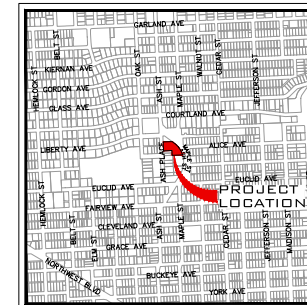
Prepared by: DKd
 Date prepared: 10-9-23



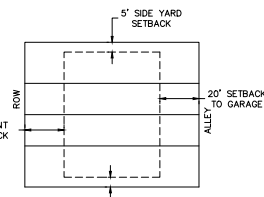
PRELIMINARY PLAT ASH PLACE

LOCATED IN A PORTION OF THE
SE 1/4, SEC 01, T 25 N, R 42 E, W.M.
SPOKANE COUNTY, WA

SLOPES TABLE				
NUMBER	MIN. SLOPE	MAX. SLOPE	24 AREA (±F)	COLOR
1	30%	115%	17,000.68	



VICINITY MAP



TOWNHOUSE LOTS
BUILDING SETBACK DETAIL
SCALE: NOT TO SCALE

SITE DATA	
PARCEL NUMBER	25014.4207 25014.4701 25014.4702
ZONING	RSF
DENSITY (MIN) (MAX)	4 10
ALLOWED DENSITY	5 13
PROJECT AREA	57,590.01 SF AC
NUMBER OF LOTS	21*
NUMBER OF TRACTS	3
AREA OF LOTS	48,496.92 SF 1.11 AC
AREA OF TRACTS	2,722.52 SF 0.06 AC
AREA OF ALLEY ROW	6,370.57 SF 0.15 AC
MIN LOT AREA	1,280.00 SF 0.03 AC
MAX LOT AREA	4,384.65 SF 0.10 AC
IMPERVIOUS AREAS	
PAVEMENT	6,370.57 SF
TOTAL IMPERVIOUS AREA	6,370.57 SF
SERVICE PROVIDERS	
FIRE DISTRICT	CITY OF SPOKANE
WATER SERVICE	CITY OF SPOKANE
SANITARY SEWER SERVICE	CITY OF SPOKANE

LEGAL DESCRIPTION
 PARCEL # 25014.4207
 DRUMHELLER SPRING ADDITION LOTS 4, 5, 6, 8 & 10 BLK 3 TOGETHER WITH N1/2 VAC DALTON AVE S OF & ADJ TO LT 10 (VAC ORD #C-27577) EXC PTN THEREOF DEEDED FOR ASH ST

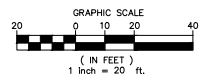
PARCEL # 25014.4701
 01-25-42: KELLY FINAL CITY SHORT PLAT 222-233 (AFN 7249860) LOT 1

PARCEL # 25014.4702
 01-25-42: KELLY FINAL CITY SHORT PLAT 222-233 (AFN 7249860) LOT 2

NOTES
 1. 30% SLOPES FOUND ON PROPERTY SEE PLAN VIEW
 2. NO ERODIBLE SOILS FOUND ON PROPERTY
 3. * PROPOSED DENSITY BASED ON SMC 17C.400.010.C.5; NOTWITHSTANDING MAXIMUM DENSITY STANDARDS IN TABLE 17C.110-3, LOTS THAT CONFORM TO THE APPLICABLE DEVELOPMENT STANDARDS OF THIS SECTION (17C.400.010) SHALL BE CONSIDERED TO MEET THE MAXIMUM DENSITY REQUIREMENTS.

ADJACENT PROPERTY DATA			
PARCEL #	OWNER	PLAT DATA	
25014.4305	CULVER, JOHNNY 1532 W ALICE AVE, SPOKANE, WA, 99205	DRUMHELLER SPRING ADDITION	
25014.4606	WHIPPS, RICHARD L 3203 N MARLE ST, SPOKANE, WA, 99205	DRUMHELLER SPRING ADDITION	
25014.4601	TESKE, THEODORE D & KATHRYN A 3138 N ASH PL, SPOKANE, WA, 99205	DRUMHELLER SPRING ADDITION	
25014.2202	SPOKANE, CITY OF 808 W SPOKANE FALLS BLVD, SPOKANE, WA, 99201	SPRING HILL ADDITION	
25014.2111	FERRER, RAFAEL/SCHMIDT, MARY LOU 1210 ALKI AVE SW UNIT 501, SEATTLE, WA, 98116	SPRING HILL ADDITION	
25014.2101	FERRER ETAL, R C 1210 ALKI AVE SW UNIT 501, SEATTLE, WA, 98116	SPRING HILL ADDITION	
25014.4201	SATTERFIELD, SHARON L 3252 N ASH PL, SPOKANE, WA, 99205	DRUMHELLER SPRING ADDITION	

ENGINEER/CONTACT: WHIPPLE CONSULTING ENGINEERS 21 SOUTH PINES SPOKANE VALLEY, WA 99206 PHONE: 893-2617 CONTACT: TODD WHIPPLE, P.E.
SURVEYOR: WHIPPLE CONSULTING ENGINEERS 21 SOUTH PINES SPOKANE VALLEY, WA 99206 PHONE: 893-2617 CONTACT: BRETT A. GRIFFITH, P.L.S.
OWNER/DEVELOPER: GROVE ROAD LLC 1102 N MONROE ST. SPOKANE, WA 99201-2116



NO	DATE	BY	REVISIONS

SCALE:	PROJ #: 23-3505	DATE: 10/18/23
HORIZONTAL: 1"=20'	DRAWN: SLS	REVIEWED: TRW
VERTICAL: N/A		

WCE
 WHIPPLE CONSULTING ENGINEERS
 21 S PINES ROAD
 SPOKANE VALLEY, WA 99206
 PH: 893-893-2617 FAX: 509-509-0237

**ASH PLACE
PRELIMINARY PLAT
3242 N ASH PL
SPOKANE, WA**

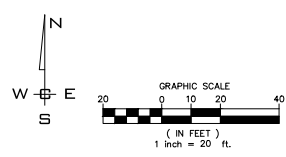
SHEET PP1
JOB NUMBER 23-3505

NAVD - 88

PROJECT NO: 23-3505, FILE # 23-3505-0001, DATE: 10/18/23, DRAWN: SLS, CHECKED: TRW, DATE: 10/18/23, SCALE: AS SHOWN, SHEET: 1 OF 1, TOTAL SHEETS: 1, PROJECT: ASH PLACE PRELIMINARY PLAT, PROJECT NO: 23-3505, FILE # 23-3505-0001, DATE: 10/18/23, DRAWN: SLS, CHECKED: TRW, DATE: 10/18/23, SCALE: AS SHOWN, SHEET: 1 OF 1, TOTAL SHEETS: 1, PROJECT: ASH PLACE PRELIMINARY PLAT



ADJACENT PROPERTY DATA		
PARCEL #	OWNER	PLAT DATA
25014.4305	CULVER, JOHNNY 1532 W ALICE AVE, SPOKANE, WA, 99205	DRUMHELLER SPRING ADDITION
25014.4606	WHIPPS, RICHARD L. 3203 N MAPLE ST, SPOKANE, WA, 99205-2673	DRUMHELLER SPRING ADDITION
25014.4601	TESKE, THEODORE D & KATHRYN A Address: 3138 N ASH PL, SPOKANE, WA, 99205	DRUMHELLER SPRING ADDITION
25014.2202	SPOKANE, CITY OF Address: 808 W SPOKANE FALLS BLVD, SPOKANE, WA, 99201-3333	SPRING HILL ADDITION
25014.2111	FERRER, RAFAEL/SCHMID, MARY LOU Address: 1210 ALKI AVE SW UNIT 501, SEATTLE, WA, 98116	SPRING HILL ADDITION
25014.2101	FERRER ET AL, R G Address: 1210 ALKI AVE SW UNIT 501, SEATTLE, WA, 98116	SPRING HILL ADDITION
25014.4201	SATTERFIELD, SHARON L Address: 3252 N ASH PL, SPOKANE, WA, 99205	DRUMHELLER SPRING ADDITION



NAVD - 88

NO.	DATE	BY	REVISIONS

SCALE:	PROJ #: 23-3505	LEVEL:
HORIZONTAL:	DATE: 10/18/23	STRUCTURAL
VERTICAL:	DRAWN: SLS	MECHANICAL
N/A	REVIEWED: TRW	ELECTRICAL
		PLUMBING
		IRRIGATION
		LANDSCAPE
		OTHER



**ASH PLACE
PRELIMINARY PLAT
ADJACENT PROPRTY DATA
3242 N ASH PL
SPOKANE, WA**

**SHEET
PP2
JOB NUMBER
23-3505**

Exhibit 12.b.iii.

ParcelId	OwnerNm	TaxPyrNm
25014.2007	First Free Methodist Church	First Free Methodist Church
25014.2101	Ferrer Etal, R G	Ferrer, R George
25014.2102	Ferrer Etal, R G	Ferrer, R George
25014.2107	Astefan, Hade/Hanna, Rawaa	Astefan, Hade/Hanna, Rawaa
25014.2108	Astefan, Hade/Hanna, Rawaa	Astefan, Hade/Hanna, Rawaa
25014.2109	Astefan, Hade/Hanna, Rawaa	Astefan, Hade/Hanna, Rawaa
25014.2110	Ferrer, Rafael/Schmidt, Mary Lou	Ferrer, R George
25014.2111	Ferrer, Rafael/Schmidt, Mary Lou	Ferrer, R George
25014.2112	Day, Chin S	Day, Chin S
25014.2113	Kim, Hi Bum & Yon Ac	Kim, Hi Bum & Yon Ac
25014.2201	Spokane, City Of	City Of Spokane
25014.2202	Spokane, City Of	Spokane, City Of
25014.2203	Spokane, City Of	City Of Spokane
25014.2204	Spokane, City Of	Spokane, City Of
25014.2205	Spokane, City Of	Spokane, City Of
25014.2206	Spokane, City Of	City Of Spokane
25014.2207	Spokane, City Of	City Of Spokane
25014.3044	Leaming, Robert & Jennifer	Leaming, Robert & Jennifer
25014.3135	Spokane, City Of	City Of Spokane
25014.4104	Moore Living Trust	Moore Living Trust
25014.4105	Moore, Kari	Moore, Kari
25014.4106	Lattimore, Sheryl A	Lattimore, Sheryl A
25014.4107	Mathias, Jacob A	Twin Estates 3 LLC
25014.4108	Lamarche, Kathleen E	Lamarche, Roland & Kathleen
25014.4109	Pernsteiner, Stephanie A & Jacob D	Pernsteiner, Stephanie A & Jacob D
25014.4110	Vandervert, Larry & Betty J	Vandervert, Larry R & Betty J
25014.4201	Satterfield, Sharon L	Satterfield, Sharon L
25014.4207	Grove Road LLC	Grove Road LLC
25014.4305	Culver, Johnny	Culver, Johnny Cecil
25014.4306	Herndon, Erin E/Brown, Tanya & Travis	Romero, Rafael L Cepeda/Pallares, Conrad
25014.4307	Figueroa, Henry	McKervey Properties LLC
25014.4308	Figueroa, Henry	McKervey Properties LLC
25014.4309	Figueroa, Henry	McKervey Properties LLC
25014.4310	Spokane Homes52 LLC	Spokane Homes52 LLC
25014.4311	Urzi Living Trust	Urzi, Russell & Claire, Trustees
25014.4330	Henager-Greene, Robin & Greene, Vincas S	Henager Greene, Robin/Greene, Vincas S
25014.4333	Massnick, Jeffrey P	Massnick, Jeffrey P
25014.4334	Massnick, Jeffrey P	Massnick, Jeffrey P
25014.4335	Storle, April Christine	Storle, April Christine
25014.4405	Karkhanin, Aleksander A & Sheylyn T	Karkhanin, Aleksander A & Sheylyn T
25014.4407	Bontrager-Friedman, Joann	Bontrager Living Trust
25014.4408	Cox, Melissa	McDonald, James P
25014.4411	Wu, Yen & Jan	Wu, Yen Chang
25014.4412	Hansen, Jordan	Ray, Eric Michael & Taylor, Katharine Bl
25014.4413	Langlois, Daniel	Langlois, Daniel
25014.4414	Mrkaljevic, Enes & Hatidza	Mrkaljevic, Enes & Hatidza

25014.4419	Everett, Connie L	McNeill, Paula S
25014.4421	Simmons, Noah / Westlake, Amanda	Sun, Guowei
25014.4422	Kalispel Indian Community Of The Kalispe	Lucas, Jacqueline R
25014.4506	Davenport, Susan A	Davenport, Susan A
25014.4507	Bianchi, Beau Alfred	Mostrom, Dwight G
25014.4509	Delong, Patricia A	Delong, Patricia A
25014.4510	Maroney, Travis D	Maroney, Travis D
25014.4511	Delong, Patricia A	Delong, Patricia A
25014.4512	Horn, Chadrick M & Melissa C	Horn, Chadrick M & Melissa C
25014.4521	May, Stephanie & Phillip W	May, Stephanie & Phillip W
25014.4527	Swanson, Bert D & Un O	Swanson, Bert D & Un O
25014.4601	Teske, Theodore D & Kathryn A	Teske, Theodore D & Kathryn A
25014.4602	Worlock, Dylan R & Alyssa O	Bostrom, Richard Gene
25014.4603	McIntyre, Donald & Collette	McIntyre, Donald & Collette
25014.4604	Smith, Michael R	Smith, Michael Roy
25014.4605	Spokane, City Of	City Of Spokane
25014.4606	Whipps, Richard L	Whipps, Ted L & Sharon M
25014.4607	City Of Spokane Community Development	City Of Spokane
25014.4608	Spokane, City Of	City Of Spokane
25014.4609	Spokane, City Of	City Of Spokane
25014.4701	Grove Road, LLC	
25014.4702	Grove Road, LLC	

TaxPyrAddr	TaxPyrState	TaxPyrZIP
1725 W Courtland Ave	WA	99205-2612
1210 Alki Ave SW Unit 501	WA	98116-4836
1210 Alki Ave SW Unit 501	WA	98116-4836
1320 W Jackson Ave	WA	99205
1320 W Jackson Ave	WA	99205
1320 W Jackson Ave	WA	99205
1210 Alki Ave SW Unit 501	WA	98116-4836
1210 Alki Ave SW Unit 501	WA	98116-4836
1717 W Liberty Ave	WA	99205-2588
8810 N Dorset Rd	WA	99208-8692
808 W Spokane Falls Blvd	WA	99256-0001
808 W Spokane Falls Blvd	WA	99256-0001
808 W Spokane Falls Blvd	WA	99256-0001
808 W Spokane Falls Blvd	WA	99201-3333
808 W Spokane Falls Blvd	WA	99201-3333
808 W Spokane Falls Blvd	WA	99256-0001
808 W Spokane Falls Blvd	WA	99256-0001
1807 W Liberty Ave	WA	99205-2567
808 W Spokane Falls Blvd	WA	99256-0001
1605 W Courtland Ave	WA	99205-2610
1611 W Courtland Ave	WA	99205
1617 W Courtland Ave	WA	99205-2610
1818 W Francis Ave # 318	WA	99205-6834
1505 W Courtland Ave	WA	99205
1509 W Courtland Ave	WA	99205
1529 W Courtland Ave	WA	99205-2608
3252 N Ash Pl	WA	99205
1102 N Monroe St	WA	99201-2116
1532 W Alice Ave	WA	99205-2712
1528 W Alice Ave	WA	99205
9905 W Newkirk Rd	WA	99224
9905 W Newkirk Rd	WA	99224
9905 W Newkirk Rd	WA	99224
23720 E 1st Ave	WA	99019
186 Outrigger Dr	CA	94591
824 E Hastings Rd Unit G2	WA	99218
206 E Sapphire Ln	WA	99208-6774
206 E Sapphire Ln	WA	99208-6774
1510 W Cora Crt	WA	99205-
1423 W Alice Ave	WA	99205-2711
3528 W Hartson Ave	WA	99224
3216 N Maple St	WA	99205
6418 N Sutherlin St	WA	99208-5042
1508 W Dalton Ave	WA	99205-2728
1426 W Dalton Ave	WA	99205
1417 W Dalton	WA	99205

3204 N Maple St	WA	99205
1011 E Terrace St Apt 615	WA	98122-7414
1515 W Alice Ave	WA	99205-2713
1507 W Dalton Ave	WA	99205-2729
1515 W Dalton Ave	WA	99205-2729
1518 W Euclid Ave	WA	99205-2780
1524 W Euclid Ave	WA	99205-2780
1518 W Euclid Ave	WA	99205-2780
9201 N Sundance Dr	WA	99208-9178
1503 W Dalton Ave	WA	99205
1519 W Dalton Ave	WA	99205-2729
3138 N Ash Pl	WA	99205
3134 N Ash Pl	WA	99205-2666
PO Box 9965	WA	99209
3120 N Ash Place	WA	99205
808 W Spokane Falls Blvd	WA	99256-0001
3203 N Maple St	WA	99205-2673
808 W Spokane Falls Blvd Rm 650	WA	99201
808 W Spokane Falls Blvd	WA	99256-0001
808 W Spokane Falls Blvd	WA	99256-0001

ParcelId	OwnerNameLabelFormat	OwnerNmFirst
25014.2007	First Free Methodist Church	
25014.2101	Etal Ferrer	R G
25014.2102	Etal Ferrer	R G
25014.2107	Hade Astefan & Rawaa Hanna	Hade/Hanna, Rawaa
25014.2108	Hade Astefan & Rawaa Hanna	Hade/Hanna, Rawaa
25014.2109	Hade Astefan & Rawaa Hanna	Hade/Hanna, Rawaa
25014.2110	Rafael Ferrer & Mary Lou Schmidt	Rafael/Schmidt, Mary Lou
25014.2111	Rafael Ferrer & Mary Lou Schmidt	Rafael/Schmidt, Mary Lou
25014.2112	Chin Day	Chin
25014.2113	Hi & Yon Kim	Hi Bum & Yon Ac
25014.2201	Spokane, City Of	
25014.2202	Spokane, City Of	
25014.2203	Spokane, City Of	
25014.2204	Spokane, City Of	
25014.2205	Spokane, City Of	
25014.2206	Spokane, City Of	
25014.2207	Spokane, City Of	
25014.3044	Robert & Jennifer Leaming	Robert & Jennifer
25014.3135	Spokane, City Of	
25014.4104	Moore Living Trust	
25014.4105	Kari Moore	Kari
25014.4106	Sheryl Lattimore	Sheryl
25014.4107	Jacob Mathias	Jacob
25014.4108	Kathleen Lamarche	Kathleen
25014.4109	Stephanie & Jacob Pernsteiner	Stephanie & Jacob
25014.4110	Larry & Betty Vandervert	Larry & Betty
25014.4201	Sharon Satterfield	Sharon
25014.4207	Grove Road LLC	
25014.4305	Johnny Culver	Johnny
25014.4306	Erin Herndon & Tanya Brown	Erin E/Brown, Tanya & Travis
25014.4307	Henry Figueroa	Henry
25014.4308	Henry Figueroa	Henry
25014.4309	Henry Figueroa	Henry
25014.4310	Spokane Homes52 LLC	
25014.4311	Urzi Living Trust	
25014.4330	Robin Henager-Greene & Vincas Greene	Robin & Greene, Vincas
25014.4333	Jeffrey Massnick	
25014.4334	Jeffrey Massnick	
25014.4335	April Storle	April Christine
25014.4405	Aleksander & Sheylyn Karkhanin	Aleksander & Sheylyn
25014.4407	Joann Bontrager-Friedman	Joann
25014.4408	Melissa Cox	Melissa
25014.4411	Yen & Jan Wu	Yen & Jan
25014.4412	Jordan Hansen	Jordan
25014.4413	Daniel Langlois	Daniel
25014.4414	Enes & Hatidza Mrkaljevic	Enes & Hatidza

25014.4419	Connie Everett	Connie
25014.4421	Noah Simmons & Amanda Westlake	Noah / Westlake, Amanda
25014.4422	Kalispel Indian Community Of The Kalispe	
25014.4506	Susan Davenport	Susan
25014.4507	Beau Bianchi	Beau Alfred
25014.4509	Patricia DeLong	Patricia
25014.4510	Travis Maroney	Travis
25014.4511	Patricia DeLong	Patricia
25014.4512	Chadrick & Melissa Horn	Chadrick & Melissa
25014.4521	Stephanie & Phillip May	Stephanie & Phillip
25014.4527	Bert & Un Swanson	Bert & Un
25014.4601	Theodore & Kathryn Teske	Theodore & Kathryn
25014.4602	Dylan & Alyssa Worlock	Dylan & Alyssa
25014.4603	Donald & Collette McIntyre	Donald & Collette
25014.4604	Michael Smith	Michael
25014.4605	Spokane, City Of	
25014.4606	Richard Whipps	Richard
25014.4607	City Of Spokane Community Development	
25014.4608	Spokane, City Of	
25014.4609	Spokane, City Of	
25014.4701	Grove Road, LLC	
25014.4702	Grove Road, LLC	

OwnerNmLast	SiteAddr	SiteCity	SiteState	SiteZIP
First Free Methodist Church	1725 W Courtland Ave	Spokane	WA	99205
Ferrer	1701 W Liberty Ave	Spokane	WA	99205
Ferrer	1705 W Liberty Ave	Spokane	WA	99205
Astefan	1722 W Dalton Ave	Spokane	WA	99205
Astefan	1714 W Dalton Ave	Spokane	WA	99205
Astefan	1710 W Dalton Ave	Spokane	WA	99205
Ferrer	1706 W Dalton Ave	Spokane	WA	99205
Ferrer	1702 W Dalton Ave	Spokane	WA	99205
Day	1717 W Liberty Ave	Spokane	WA	99205
Kim	1725 W Liberty Ave	Spokane	WA	99205
Spokane, City Of	3101 N Ash Pl	Spokane	WA	99205
Spokane, City Of	3135 N Ash Pl	Spokane	WA	99205
Spokane, City Of		Spokane	WA	99205
Spokane, City Of		Spokane	WA	99205
Spokane, City Of		Spokane	WA	99205
Spokane, City Of		Spokane	WA	99205
Spokane, City Of		Spokane	WA	99205
Leaming	1807 W Liberty Ave	Spokane	WA	99205
Spokane, City Of	1915 W Dalton Ave	Spokane	WA	99205
Moore Living Trust	1605 W Courtland Ave	Spokane	WA	99205
Moore	1611 W Courtland Ave	Spokane	WA	99205
Lattimore	1617 W Courtland Ave	Spokane	WA	99205
Mathias	1627 W Courtland Ave	Spokane	WA	99205
Lamarche	1505 W Courtland Ave	Spokane	WA	99205
Pernsteiner	1509 W Courtland Ave	Spokane	WA	99205
Vandervert	1529 W Courtland Ave	Spokane	WA	99205
Satterfield	3250 N Ash Pl	Spokane	WA	99205
Grove Road LLC	3242 N Ash Pl	Spokane	WA	99205
Culver	1532 W Alice Ave	Spokane	WA	99205
Herndon	1528 W Alice Ave	Spokane	WA	99205
Figueroa	1522 W Alice Ave	Spokane	WA	99205
Figueroa	1518 W Alice Ave	Spokane	WA	99205
Figueroa	1514 W Alice Ave	Spokane	WA	99205
Spokane Homes52 LLC	1510 W Alice Ave	Spokane	WA	99205
Urzi Living Trust	1504 W Alice Ave	Spokane	WA	99205
Henager-Greene	1516 W Cora Ave	Spokane	WA	99205
Massnick, Jeffrey P	1502 W Cora Ct	Spokane	WA	99205
Massnick, Jeffrey P	1506 W Cora Ct	Spokane	WA	99205
Storle	1510 W Cora Ct	Spokane	WA	99205
Karkhanin	1423 W Alice Ave	Spokane	WA	99205
Bontrager-Friedman	1519 W Alice Ave	Spokane	WA	99205
Cox	3216 N Maple St	Spokane	WA	99205
Wu	1514 W Dalton Ave	Spokane	WA	99205
Hansen	1508 W Dalton Ave	Spokane	WA	99205
Langlois	1426 W Dalton Ave	Spokane	WA	99205
Mrkaljevic	1422 W Dalton Ave	Spokane	WA	99205

Everett	3204 N Maple St	Spokane	WA	99205
Simmons	1509 W Alice Ave	Spokane	WA	99205
Kalispel Indian Community Of The Kalispe	1515 W Alice Ave	Spokane	WA	99205
Davenport	1507 W Dalton Ave	Spokane	WA	99205
Bianchi	1515 W Dalton Ave	Spokane	WA	99205
DeLong	3114 N Maple St	Spokane	WA	99205
Maroney	1524 W Euclid Ave	Spokane	WA	99205
DeLong	1518 W Euclid Ave	Spokane	WA	99205
Horn	1512 W Euclid Ave	Spokane	WA	99205
May	1503 W Dalton Ave	Spokane	WA	99205
Swanson	1519 W Dalton Ave	Spokane	WA	99205
Teske	3138 N Ash Pl	Spokane	WA	99205
Worlock	3134 N Ash Pl	Spokane	WA	99205
McIntyre	3128 N Ash Pl	Spokane	WA	99205
Smith	3120 N Ash Pl	Spokane	WA	99205
Spokane, City Of	3114 N Ash Pl	Spokane	WA	99205
Whipps	3203 N Maple St	Spokane	WA	99205
City Of Spokane Community Development	3121 N Maple St	Spokane	WA	99205
Spokane, City Of	3115 N Maple St	Spokane	WA	99205
Spokane, City Of	1630 W Euclid Ave	Spokane	WA	99205
Grove Road, LLC	3230 N Ash Pl	Spokane	WA	99205
Grove Road, LLC	3224 N Ash Pl	Spokane	WA	99205

OwnerAddr	OwnerCityNm	OwnerState	OwnerZIP
1725 W Courtland Ave	Spokane	WA	99205
1210 Alki Ave SW Unit 501	Seattle	WA	98116
1210 Alki Ave SW Unit 501	Seattle	WA	98116
1320 W Jackson Ave	Spokane	WA	99205
1320 W Jackson Ave	Spokane	WA	99205
1320 W Jackson Ave	Spokane	WA	99205
1210 Alki Ave SW Unit 501	Seattle	WA	98116
1210 Alki Ave SW Unit 501	Seattle	WA	98116
1717 W Liberty Ave	Spokane	WA	99205
8810 N Dorset Rd	Spokane	WA	99208
808 W Spokane Falls Blvd	Spokane	WA	99201
808 W Spokane Falls Blvd	Spokane	WA	99201
808 W Spokane Falls Blvd	Spokane	WA	99201
808 W Spokane Falls Blvd	Spokane	WA	99201
808 W Spokane Falls Blvd	Spokane	WA	99201
808 W Spokane Falls Blvd	Spokane	WA	99201
808 W Spokane Falls Blvd	Spokane	WA	99201
808 W Spokane Falls Blvd	Spokane	WA	99201
1807 W Liberty Ave	Spokane	WA	99205
808 W Spokane Falls Blvd	Spokane	WA	99201
1605 W Courtland Ave	Spokane	WA	99205
1611 W Courtland Ave	Spokane	WA	99205
1617 W Courtland	Spokane	WA	99205
1627 W Courtland Ave	Spokane	WA	99205
1505 W Courtland Ave	Spokane	WA	99205
1509 W Courtland Ave	Spokane	WA	99205
1529 W Courtland Ave	Spokane	WA	99205
3252 N Ash Pl	Spokane	WA	99205
1102 N Monroe St	Spokane	WA	99201
1532 W Alice Ave	Spokane	WA	99205
1528 W Alice Ave	Spokane	WA	99205
1412 W Bellwood Dr	Spokane	WA	99218
1412 W Bellwood Dr	Spokane	WA	99218
1412 W Bellwood Dr	Spokane	WA	99218
23720 E 1st Ave	Liberty Lake	WA	99019
186 Ourigger Dr	Vallejo	CA	94591
1516 W Cora Crt	Spokane	WA	99205
206 E Sapphire Ln	Spokane	WA	99208
206 E Sapphire Ln	Spokane	WA	99208
1510 W Cora Crt	Spokane	WA	99205
1423 W Alice Ave	Spokane	WA	99205
1519 W Alice Ave	Spokane	WA	99205
120 San Domenico Cove	Georgetown	TX	78628
6418 N Sutherlin	Spokane	WA	99208
1508 W Dalton Ave	Spokane	WA	99205
1426 W Dalton Ave	Spokane	WA	99205
1417 W Dalton	Spokane	WA	99205

3204 N Maple St	Spokane	WA	99205
1509 W Alice Ave	Spokane	WA	99205
1981 Leclerc Rd	Cusick	WA	99119
1507 W Dalton Ave	Spokane	WA	99205
703 E Dalton Ave	Spokane	WA	99207
1518 W Euclid	Spokane	WA	99205
1524 W Euclid Ave	Spokane	WA	99205
1518 W Euclid	Spokane	WA	99205
1512 W Euclid Ave	Spokane	WA	99205
1503 W Dalton Ave	Spokane	WA	99205
1519 W Dalton Ave	Spokane	WA	99205
3138 N Ash Pl	Spokane	WA	99205
3134 N Ash Pl	Spokane	WA	99205
PO Box 9965	Spokane	WA	99209
3120 N Ash Pl	Spokane	WA	99205
808 W Spokane Falls Blvd	Spokane	WA	99201
3203 N Maple St	Spokane	WA	99205
808 W Spokane Falls Blvd Ste 250	Spokane	WA	99201
808 W Spokane Falls Blvd	Spokane	WA	99201
808 W Spokane Falls Blvd	Spokane	WA	99201
1102 N Monroe St	Spokane	WA	99201
1102 N Monroe St	Spokane	WA	99201

ParcelId	RecTypeDsc	OwnerNm	TaxPyrNm
25014.2208	R	Spokane, City Of	Spokane, City Of
25014.4312	Residential	Vitug, Augustus/Naranjo, Yukina Monica	Vitug, Augustus

TaxPyrAddr	TaxPyrState	TaxPyrZIP
808 W Spokane Falls Blvd	WA	99201-3333
1424 W Alice Ave	WA	99205



40 E. Spokane Falls Blvd
 Spokane, WA 99202
 Phone: 509-456-0550
 Fax: 866-537-9602

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

WCE

Whipple Consulting Engineers, Inc.

21 S. Pines Rd.
Spokane Valley, WA 99206
Ph 509-893-2617 Fax 509-926-0227

MEMORANDUM

TO:	City of Spokane, Melissa Owen		
FROM:	Ben Goodmansen, E.I.T, Allyson Andrade		
DATE:	November 15, 2023		
PROJECT NO:	23-3505	NAME:	Ash Place Townhomes
REGARDING:	Community Meeting 11/14/2023		

Community Meeting

Ben Goodmansen opens the meeting at 6:05 pm and shares an outline of the meeting. Mr. Goodmansen briefly describes the proposed project including the preliminary plat, zoning, and trip generation. Following the presentation, the meeting is opened to questions and comments from the public. The meeting closes at 6:56 pm. The following is a summary of questions and answers to those questions.

Citizen question: Is the alley width included in the setback?

Mr. Goodmansen: No, the setback will begin at the edge of the alley.

Citizen question: Will all of the buildings be four townhomes/lots per building as shown in the example?

Mr. Goodmansen: They are anticipated to be four, five or six units per building.

Citizen question: Will these homes be for rent or for sale?

Mr. Goodmansen: They will each be their own lots with the option of being sold individually, however I cannot say for certain that the owner will sell them.

Citizen question: Is there a turnaround for garbage trucks or fire trucks?

Mr. Goodmansen: The turnaround is located at the hammerhead (shows on preliminary plat).

Citizen question: How many stories will these buildings be?

Mr. Goodmansen: They are required to be under 35 feet which is typically no more than two stories. It is unlikely that they would be three stories.

Citizen question: Will there be any blasting?

Mr. Goodmansen: The only blasting required would be for utilities.

Citizen question: Will these units be serviced by gas?

Mr. Goodmansen: That is to be determined, although building trends currently are going away from gas.

Citizen question: What will the square footage of these units be?

Mr. Goodmansen: That is unknown at this time.

Citizen question: Will the project take advantage of any low income programs?

Mr. Goodmansen: Unknown, but unlikely for this project.

Citizen question: Will there be any governmental or nonprofit funds involved?

Mr. Goodmansen: Not at this time.

Citizen concern: Where is the fire hydrant?

Mr. Goodmansen points out the fire hydrant on the preliminary plat.

Citizen question: Will there be one car garages per unit?

Mr. Goodmansen: One parking space in the garage and one in the driveway. Any overflow would be street parking.

Citizen question: What is the cost to build each unit?

Mr. Goodmansen: I do not know.

Citizen question: Will the alley be public?

Mr. Goodmansen: No, it will be privately owned and maintained by the HOA.

Citizen question: Does 21 lots mean there will be 21 housing units total?

Mr. Goodmansen: Yes.

Citizen question: Will this project have an HOA?

Mr. Goodmansen: Yes.

Citizen concern: What part of the project is WCE involved in?

Mr. Goodmansen: We essentially prepare the dirt. We plat the lots and make them buildable with utilities, etc. The architect and builder then bring in the actual buildings.

Citizen question: Is it likely this project turns into a PUD?

Mr. Goodmansen: I don't believe so, this site has two frontages which allow us to use the BOCA rules.

Citizen question: Will the site have vehicle access to Ash?

Mr. Goodmansen: No. all units will be accessed through the alley.

Citizen question: Will a signal or roundabout be considered at Courtland and Ash?

Mr. Goodmansen: I haven't heard anything from the City regarding a signal or roundabout there. That would be unlikely. The project will provide a Trip Generation and Distribution letter and pay traffic impact fees.

Citizen question: Have you walked the site yourself?

Mr. Goodmansen: Yes, I have.

Citizen concern: This is a beautiful area for wildlife, there are deer here.

Mr. Goodmansen: We are hoping to deter deer from Ash in this area. It is not safe for deer or vehicles for deer to be present within the Urban Growth Boundary.

Citizen concern: What is the width of the alley?

Mr. Goodmansen: 20 feet.

Citizen question: Will there be parking on the alley?

Mr. Goodmansen: No.

Citizen question: Will there be sidewalks on the alley?

Mr. Goodmansen: No.

Citizen question: Will this be a gated community?

Mr. Goodmansen: Unlikely, there is not a lot of space to fit a gate.

Citizen question: Will this project go before the Hearing Examiner?

Mr. Goodmansen: Yes.

Citizen question: Will the neighborhood council be notified of the hearing?

Mr. Goodmansen: Yes.

Citizen concern: My main concern with this project is the one car garages leading to overflow parking on the street.

Mr. Goodmansen: Thank you for your comment.

Citizen question: What is the timeline for this project?

Mr. Goodmansen: We hope to submit the application within the next few weeks and our goal would be to have a hearing this April. Then we would have to submit Civil Engineering drawings. The earliest that ground would be broken would be fall of 2024.

Citizen question: Have the native Americans been notified?

Mr. Goodmansen: The tribe is notified as a part of the application process.

Citizen concern: I have a concern in case of a fire or evacuation.

Mr. Goodmansen: The fire department will be consulted as a part of the hearing process.

Citizen suggestion: I would suggest you ask the Tribe for input when giving the project a final name.

Mr. Goodmansen: Thank you for your suggestion.

Citizen question: Will all of the trees be removed?

Mr. Goodmansen: That is likely.

Citizen suggestion: I would like to suggest the project try to preserve some of the topography and foliage in the area as it is unique.

Mr. Goodmansen: Thank you for your suggestion.

Citizen concern: I live directly to the south of the project- I have an individual concern for my property that headlights might disturb me at night.

Mr. Goodmansen: Thank you for letting me know, we can address that issue in our design.



meeting sign in - 3505

11/14/2023

Ash Place Community Meeting

Please Sign In

OwnerNameLabelFormat	SiteAddr	Signature
First Free Methodist Church	1725 W Courtland Ave	
Etal Ferrer	1701 W Liberty Ave	
Etal Ferrer	1705 W Liberty Ave	
Hade Astefan & Rawaa Hanna	1722 W Dalton Ave	
Hade Astefan & Rawaa Hanna	1714 W Dalton Ave	
Hade Astefan & Rawaa Hanna	1710 W Dalton Ave	
Rafael Ferrer & Mary Lou Schmidt	1706 W Dalton Ave	
Rafael Ferrer & Mary Lou Schmidt	1702 W Dalton Ave	
Chin Day	1717 W Liberty Ave	
Hi & Yon Kim	1725 W Liberty Ave	
Spokane, City Of	3101 N Ash Pl	
Spokane, City Of	3135 N Ash Pl	
Spokane, City Of		
Spokane, City Of		
Spokane, City Of		
Spokane, City Of		
Spokane, City Of		
Robert & Jennifer Learning	1807 W Liberty Ave	
Spokane, City Of	1915 W Dalton Ave	
Moore Living Trust	1605 W Courtland Ave	
Kari Moore	1611 W Courtland Ave	
Sheryl Lattimore	1617 W Courtland Ave	<i>S. Lattimore</i>
Jacob Mathias	1627 W Courtland Ave	
Kathleen Lamarche	1505 W Courtland Ave	
Stephanie & Jacob Pernsteiner	1509 W Courtland Ave	
Larry & Betty Vandervert	1529 W Courtland Ave	
Sharon Satterfield	3250 N Ash Pl	
Grove Road LLC	3242 N Ash Pl	
Johnny Culver	1532 W Alice Ave	
Erin Herndon & Tanya Brown	1528 W Alice Ave	
Henry Figueroa	1522 W Alice Ave	
Henry Figueroa	1518 W Alice Ave	
Henry Figueroa	1514 W Alice Ave	

Spokane Homes52 LLC	1510 W Alice Ave	
Urzi Living Trust	1504 W Alice Ave	
Robin Henager-Greene & Vincas Greene	1516 W Cora Ave	
Jeffrey Massnick	1502 W Cora Ct	
Jeffrey Massnick	1506 W Cora Ct	
April Storle	1510 W Cora Ct	
Aleksander & Sheylyn Karkhanin	1423 W Alice Ave	
Joann Bontrager-Friedman	1519 W Alice Ave	
Melissa Cox	3216 N Maple St	
Yen & Jan Wu	1514 W Dalton Ave	
Jordan Hansen	1508 W Dalton Ave	
Daniel Langlois	1426 W Dalton Ave	
Enes & Hatidza Mirkaljevic	1422 W Dalton Ave	
Connie Everett	3204 N Maple St	
Noah Simmons & Amanda Westlake	1509 W Alice Ave	
Kalispel Indian Community Of The Kalispe	1515 W Alice Ave	
Susan Davenport	1507 W Dalton Ave	
Beau Bianchi	1515 W Dalton Ave	
Patricia Delong	3114 N Maple St	
Travis Maroney	1524 W Euclid Ave	
Patricia Delong	1518 W Euclid Ave	
Chadrick & Melissa Horn	1512 W Euclid Ave	
Stephanie & Phillip May	1503 W Dalton Ave	
Bert & Un Swanson	1519 W Dalton Ave	
Theodore & Kathryn Teske	3138 N Ash Pl	
Dylan & Alyssa Worlock	3134 N Ash Pl	
Donald & Collette McIntyre	3128 N Ash Pl	
Michael Smith	3120 N Ash Pl	
Spokane, City Of	3114 N Ash Pl	
Richard Whipps	3203 N Maple St	
City Of Spokane Community Development	3121 N Maple St	
Spokane, City Of	3115 N Maple St	
Spokane, City Of	1630 W Euclid Ave	
Grove Road, LLC	3230 N Ash Pl	

3503



Exhibit 12.b.v.

Public Notice

Affidavit

State of Washington
County of Spokane

Austin Fuller

, being first duly sworn, deposes and says:

At all times mentioned herein, I was and now am, a citizen of the United States of America over the age of eighteen years.

On the 27th day of October, 2023, I personally posted ~~a sign(s) as required in the City of Spokane Municipal Code at the following locations:~~

~~Also posted~~ notice, identical in form and content to the individual written notice at the required official public notice posting locations, including:

- Main City public library
- Branch library, closest to subject property, which is located at: _____
- City Hall space officially designated for posting notices
- Any other public building or space which the City Council formally designates as an official public notice posting location, including electronic locations.

Austin Fuller
Signature of Applicant or Agent

11-1-23
Date

Signed and sworn to before me this 1st day of November, 2023.



Allyson Andrade
Notary Public in and for the State of Washington

10-12-2024
Appointment expiration date



3505

Individual Notice

Affidavit

State of Washington
County of Spokane

Austin Fuller

, being first duly sworn, deposes and says:

At all times mentioned herein, I was and now am, a citizen of the United States of America over the age of eighteen years.

On the 30th day of October, 2023, I hand delivered or deposited in the United States mail, with sufficient postage prepaid, a true and correct copy of the individual public notice of community meeting, traffic study meeting, application, or public hearing to the recorded real property owners and/or taxpayers, as shown on the Spokane County Assessor's records as of the 13 day of October, 2023, who have been found to own property within four hundred feet, not counting the width of right of ways, of the property that is the subject of the application and any property that is contiguous and under the same or common ownership as the subject property. The notices were addressed and sent or delivered to those addresses. Sufficient means were used to obtain valid addresses for all properties within the notification boundary. A copy of the individual notice is attached and incorporated by reference.

Austin Fuller

Signature of Applicant or Agent

11-1-23

Date

Signed and sworn to before me this 1st day of November, 2023.



Allyson Andrade
Notary Public in and for the State of Washington

10-12-2024

Appointment expiration date

3505



Public Notice

Affidavit

State of Washington
County of Spokane

Allison Andrade

, being first duly sworn, deposes and says:

At all times mentioned herein, I was and now am, a citizen of the United States of America over the age of eighteen years.

On the 27th day of October, 2023, I personally posted ~~a sign(s) as required in the City of Spokane Municipal Code at the following locations:~~

~~Also posted~~ notice, identical in form and content to the individual written notice at the required official public notice posting locations, including:

- Main City public library
- Branch library, closest to subject property, which is located at: 2111 W Wellesley
- City Hall space officially designated for posting notices
- Any other public building or space which the City Council formally designates as an official public notice posting location, including electronic locations.

Allison Andrade

Signature of Applicant or Agent

11/1/2023

Date

Signed and sworn to before me this 1st day of November, 2023.



Austin J Fuller

Notary Public in and for the State of Washington

2-23-25

Appointment expiration date

3505



Public Notice

Affidavit

State of Washington
County of Spokane

Ben Goodmansen

, being first duly sworn, deposes and says:

At all times mentioned herein, I was and now am, a citizen of the United States of America over the age of eighteen years.

On the 27th day of October, 2023, I personally posted a sign(s) as required in the City of Spokane Municipal Code at the following locations:

one sign on ash place
one sign on ash street

~~I also posted notice, identical in form and content to the individual written notice at the required official public notice posting locations, including:~~

- ~~Main City public library~~
- ~~Branch library, closest to subject property, which is located at: _____~~
- ~~City Hall space officially designated for posting notices~~
- ~~Any other public building or space which the City Council formally designates as an official public notice posting location, including electronic locations.~~

Ben Goodmansen

Signature of Applicant or Agent

11-1-2023

Date

Signed and sworn to before me this FIRST day of November, 2023.



Allyson Andrade

Notary Public in and for the State of Washington

10-12-2024

Appointment expiration date

**NOTICE OF COMMUNITY
MEETING**

PROPOSED PRELIMINARY PLAT
MEETING DATE: NOVEMBER 14, 2023 6PM
WEST CENTRAL COMMUNITY CENTER
1603 N BELT ST PROPOSED USE: LONG PLAT,
21 LOTS, 1.32 ACRES
APPLICANT: WHIPPLE CONSULTING ENGINEERS
PHONE: 509-893-2617
EMAIL: INFO@WHIPPLECE.COM SEPA:TBD
FOR INFORMATION CALL PLANNING AT
509-625-6063 OR MOWEN@SPOKANECITY.ORG

**NOTICE OF COMMUNITY
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Exhibit 13 – Predevelopment Final Comments



Pre-Development Conference Notes

Project Name: Ash Place Townhomes

To: Todd R. Whipple, P.E.
Whipple Consulting Engineers, Inc.
21 S. Pines Rd
Spokane Valley, WA 99206
toddw@whipplece.com

Phone: 509.893.2617

From: Donna deBit

Phone: 509-625-6637

Project Name: Ash Place Townhomes
Permit No.: B23M0038PDEV
Site Address: 3242 N. Ash Street
Parcel No.: 25014.4207
Meeting Date: Thursday, March 16, 2023

Thank you for attending a Pre-Development meeting with the City of Spokane. Below are notes summarizing the information that was presented to you at your meeting on Thursday, March 16, 2023. These notes are broken down into three sections:

- Section 1: This section describes those proposed items specific to the building improvements with directives for code compliance addressed by the Building and Fire Departments as well as Spokane Regional Health District when warranted.
- Section 2: This section describes all issues outside of the building within the property boundaries including landscaping, parking requirements and accessibility, utilities, traffic, and refuse addressed by Planning, Engineering, Traffic, and Solid Waste Departments.
- Section 3: This section contains information for permit submittal, our intake process, and general information.

Please be advised that these notes are non-binding and do not constitute permit review or approval. The comments were generated based on current development standards and information provided by the applicant; therefore, they are subject to change. Comments on critical items will be highlighted in **bold** text.

Project Information:

- A. Project Description: PUD long plat for residential single family lots
- B. Scope and Size: Development of site for future construction of twelve townhomes
- C. Special Considerations: Alley Improvements, PUD/Long Plat
- D. Estimated Schedule: TBD
- E. Estimated Construction Cost: TBD

Section 1 – Comments Specific to the Building

Russ Zhuk – Plan Examiner (509-625-6832)

1. If a new configuration is to be provided that does not meet the townhouse definition, the building will be reviewed to the 2018 IBC.
 - Definition of a Townhouse Unit - A single-family dwelling unit in a townhouse that extends from foundation to roof and that has a yard or public way on not less than two sides that extends at least 50 percent of the length of each of these two sides.
2. A geotechnical report will be required for structures on or within a slope 33% or greater per R403.1.7.
3. Building codes will update to the 2021 ICC suite July 1st. Plans submitted and accepted for review after that date are submitted to updated codes.
4. Townhouse construction is regulated by the International Residential Code (IRC) and WA State Residential Energy Code. Energy Code worksheets must be included with the permit submittal.
5. Walls that are 5 feet or greater from a property line do not need any fire resistance rating. (Table R302.1(1))
6. Fire sprinklers are not required for townhouse buildings containing no more than four townhouse units. (313.1, Exception #2)
7. Eaves less than 5' to a property line must be 1 hr. fire rated on underside, or fire blocking provided between wall top plate and roof sheathing per table R302.1(1). Eaves less than 5' to a property line not allowed to be vented unless venting is shown to have a 1 hr. fire rating.
8. Townhouses may be separated by two 1-hour walls (rated for exposure from both sides) or have a common 2-hour fire wall. If using a common fire wall, note that no plumbing or mechanical equipment, ducts or vents are allowed in the wall cavity. If using two 1-hour walls, each wall may have penetrations as allowed by R302.4.
9. Any structure containing 4 townhouse units must be accessible as an R-3 occupancy per R320- this includes the requirement for Type B units and an accessible path / parking.
 - a. Provide Type B accessibility for all ground floor dwelling units per 1107.7.1.1.
 - i. If the ground level is parking, multistory units without elevators are not required to be Type B per 1107.7.2.
 - b. Provide an accessible path from the public way to accessible parking, to each accessible building entry.
 - i. Accessible parking is not required if no Type B units are provided per 1106.2(1).
10. Provide details of firestopping systems (manufacturer and product, with details)
11. Provide emergency egress windows for sleeping rooms.
12. Provide a whole house ventilation system in each dwelling unit per M1505.4.
13. Provide radon ventilation per IRC Appendix F for each foundation area.
14. Utilities (elec, water, gas, etc) may not run through adjacent units. Utilities must be routed underground or outside the building and stub into each unit.

Donna deBit - Associate Planner (509-625-6637):

1. No comments were made for this project

Justin Cravalho – Fire Prevention Engineer (509-625-7057):

1. The work scope is under the International Residential Code.
2. The construction type was not noted, and is assumed to be Type VB.

3. Construction and demolition shall be conducted in accordance with IFC Chapter 33 and NFPA 241.
4. . Where 5 or more townhouses are connected, fire sprinklers are required.
5. The buildings are not required to have a fire alarm system.
6. Smoke and carbon monoxide detection is required in sleeping areas.
7. Address numbers or other approved signs are required to be provided on the building in a visible location (IFC 505).

Bob Gaulke R.S. - Spokane Regional Health District (509-324-1430):

1. No comments were made on this project

Section 2 – Comments Specific to the Site

Donna deBit - Associate Planner II (509-625-6637):

1. Zoning: Residential Single Family (RSF)
2. **A Long Plat/PUD will be required to accomplish the proposed layout. Please show footprints of the structures on the plat when submitted. All PUD and Subdivision standards apply per 17G.070 and 17G.080.**
3. **SEPA will be required**
4. Lot Standards:
 - a. In a PUD, minimum lot size, depth, and width standards may be modified. The request for anything other than the standards would need to be clearly delineated in the PUD application materials

5. Standard Setbacks for Primary Structures- SMC 17C.110.200

***In a PUD, alternative setbacks may be proposed, however per 17G.070.020.C.3.a Front and rear yard setbacks located within 80ft of the perimeter of the project shall be the same as required by the base zone.**

- a. Front – 15 Feet, living space
- b. Front – 20 Feet, Garage
- c. Side – 5ft on both sides
- d. Rear – 25 feet
6. Lot Coverage- SMC 17C.110.210
 - a. 2,250 sq. ft. + 35% for portion of lot over 5,000 sq. ft
7. Height- SMC 17C.110.215
 - a. Maximum Wall Height – 25 Feet
 - b. Maximum Roof Height – 35 Feet
8. Common Open Space: 17G.070.020.E
 - a. At least 10% of the gross area of the site must be devoted to open space. Fenced stormwater facilities shall not count toward the total open space requirement.
 - b. The common open space shall be permanently maintained by an HOA.
9. Community Environment 17G.070.140
 - a. Design Standards:
 - i. **Driveways, garages, and open parking areas shall be integrated into the overall design to ensure that they are not dominant features along street frontages.**
 - ii. Garages wider than 25ft shall meet the articulation requirements in the multi-family design standards found in 17C.110.400-460.

10. Circulation: 17G.070.145
 - a. Design Standards:
 - i. All buildings and common spaces shall be served by a pedestrian circulation system that connects to an existing or planned citywide sidewalk path or trail system
11. Permitted uses: 17G.070.030:
 - a. Single family attached residential units
 - b. Accessory uses directly serving the PUD only and which are customary or associated with, but clearly incidental to, the residential uses permitted in the zone:
 - i. Community building with indoor and/or outdoor recreation facilities
 - ii. Recreational vehicle and personal storage area
 - iii. Consolidated guest parking facilities (adjacent to community serving uses like the community building)
12. **If sidewalks have not been installed yet**, separated sidewalks are required along any improved street frontages. **Street Trees are required including irrigation** as per *17C.200.100*.

Adam Hayden – Associate Traffic Engineer (509-625-6089):

1. Unless pocket residential or cottage style housing criteria are met, the proposed alley will need to meet public street standards and cannot be designated as an alley as it is an access for several parcels.
2. All on-site parking and maneuvering areas must be hard surfaced. All required parking, landscaping and onsite stormwater designs must be within property lines.
3. Please dimension the parking stalls, accessible stalls and access aisles, travel lanes, and driveway approach on the site plan.
4. Adequate access and maneuvering for refuse/emergency vehicles is required per City Standards and must be maintained during construction.
5. Any new or modified driveway access locations must be reviewed and approved by City of Spokane.
6. Maintain clear view at intersections, alleys, and pedestrian ways
7. A mutual use agreement is required for all shared uses such as access, parking, landscaping, stormwater designs, etc. to include operation and maintenance that must be recorded on all parcels sharing the uses.
8. Credit towards the required parking can be given for available on-street parking adjacent to the property frontage along Ash Pl. Qualifying spaces measure 20' in length within your parcel limits. There is no parking allowed within 15' of either side of any fire hydrant or within 5' of a driveway approach. **“These stalls are for credit only and cannot be permanently striped or designated for any use or persons.”** and this comment must be noted on the site plan.
9. *The City shall collect impact fees, based on the schedules in SMC 17D.075.180, or an independent fee calculation provided for in SMC17D.075.050, from any applicant seeking development approval from the City.”* A transportation impact fee would be assessed for single-family residences at \$866.87/unit in the Northwest Service Area per the revised 2023 Fee Schedule, with a \$50 minimum admin fee. The estimated fee for the proposed project is \$866.87+ \$50.00 admin fee = **\$916.87 per SFR**. This fee must be paid with the other permit fees prior to issuance of the building permit.

Joelie Eliason - Engineering Tech IV (509-625-6385):

1. Addressing for the project will need to conform to [SMC 17D.050A](#). If assistance with addressing is needed, please contact the addressing team at addressing@spokanecity.org.
 - a. The County Assessor's website had an incorrect address of 3242 N Ash St. An address correction to 3242 N Ash Pl has been submitted to the County.
 - b. The "alley"/access road shown on the plan submitted for the Pre-Development meeting will most likely need to be named as it appears to provide access to more than three dwellings ([SMC 17D.050A.050](#)). If the access road is private, it shall have a suffix Lane (LN). "No Outlet" signage will be required.
2. Ash Pl is currently a Tier 3 street under and subject to the [Regional Pavement Cut Policy](#).
3. The proposed access must meet street standards ([Section 17H.010.090](#) Private Streets and Private Access).
4. Our records indicate there is an existing six-inch private side sewer and private manhole on the project property. If this private sewer will not be utilized for the project, it will need to be capped at the property line with a water-tight seal and the private manhole decommissioned. There is an eight-inch PVC sanitary main in Ash Place available for connection.
5. New residential side sewers shall be PVC at least four inches in diameter, have a minimum slope of two percent and 3.5 feet of cover where vehicular traffic passes over, two feet minimum in other areas. Sewer and Water service separation requirements are 18 inches minimum vertical, five feet minimum horizontal. Sewer cleanouts shall be installed at every 100 feet and every angle 45 degrees or greater. See the [City of Spokane Design Standards](#) Section 4 for additional information on Sewers.
6. General Facility Charges (GFCs) will be assessed on new or upsized service connections. This project is located within the Lower GFC zone.
7. All stormwater and surface drainage generated on-site must be disposed of on-site in accordance with [SMC 17D.060.140](#) "Stormwater Facilities" as per the Project Engineer's recommendations. Locate stormwater requirements in the [Spokane Regional Stormwater Manual \(SRSM\)](#) and [City of Spokane Design Standards](#) Section 6. Generally, new developments, additions, plats and binding site plans, addition or replacement of any impervious surface, manufactured or mobile home parks, will require a geotechnical site characterization (report) and drainage report/plan. **Please include a detailed Site Plan or Civil Plans, which show and clearly delineate existing and proposed sewer, water, drainage structures, dry well types, swale bottom areas, and property lines. Show proposed and existing pavement.** The geotechnical report, drainage report, and civil plan must be stamped and signed by an engineer licensed in the State of Washington.
 - a. The project site is located within a moderate Critical Aquifer Recharge Area and is considered to have moderate susceptibility for groundwater contamination.
 - b. Combining landscape and stormwater treatment areas per Eastern Washington Low Impact Development (LID) Guidance Manual is allowed as long as both criteria are met. The link to DOE LID resources can be found at:
<https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Stormwater-permittee-guidance-resources/Low-Impact-Development-guidance>
 - c. Xeriscaping or [SpokaneScape](#) is recommended.
 - d. Any drywells and subsurface drainage galleries (existing and proposed) for the site must be shown on the plans and registered with the Washington State Department of Ecology (DOE). Please send a copy of the completed registration form to the City of Spokane Development Services Center. See the following link at the Department of Ecology

(DOE) website for information about the Underground Injection Control (UIC):

<https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Underground-injection-control-program>. **Note all** new projects must submit a

UIC registration to Ecology at least 60 days prior to commencing UIC well construction.

Ecology's approval of the registration is required prior to construction of a new UIC well.

8. Most land-disturbing activities require an Erosion and Sediment Control (ESC) plan. Land-disturbing activities are activities that result in a change in existing soil cover (vegetative or non-vegetative) or site topography. Land-disturbing activities include, but are not limited to, demolition, construction, clearing and grubbing, grading, and logging. An ESC plan detailing how erosion and other adverse stormwater impacts from construction activities will be handled must be submitted to the Development Services Center for review and acceptance prior to construction of said phase. See Section 9 of the SRSM for ESC requirements and applicability. The following link provides information on ESC training and certification programs:
<https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Certified-erosion-sediment-control>.
9. **A construction stormwater general permit may need to be obtained from Ecology. See attached handout for additional information.**
7. Include a note stating that the contractor is responsible for designating a location where concrete trucks and equipment can be washed out. This area shall not be located near or draining into a storm drainage area, treatment area, or facility.
8. All sidewalks, curbs, and driveway approaches adjacent to the property will be reviewed at the end of the project when a Certificate of Occupancy is requested. If any are found to be broken, heaved, sunken, or missing, they must be repaired/replaced whether the damage was existing or caused by construction. If you would like a sidewalk inspection prior to requesting occupancy, please contact the City of Spokane (509) 625-6300 to arrange a site visit.

Justin Cravalho – Fire Prevention Engineer (509-625-7057):

1. An approximate site fire flow (obtained from IFC Table B105.1 and Table C105.1 using the total fire area and construction type) is 1,000 GPM with or without automatic sprinklers throughout and requires one fire hydrant.
2. There are two existing fire hydrants in the area that meet some or all of the code requirements for this project.
3. Site fire flow will be required to be maintained or provided prior to delivery of building construction materials to the site (IFC 3312.1).
4. Fire hydrant spacing shall not be more than 500 feet (along an acceptable path of travel), within 500 feet of the property line for non-sprinklered buildings and 750 feet of the property line for fire sprinklered buildings (SMC 17F.080.030).
5. For International Residential Code buildings, fire hydrants are required within 600 feet of all points around the building (IFC 507.5.1, exception 1). For single family residential infill projects in existing developed areas, fire hydrants are allowed to be within 500 feet of the property line along an acceptable path of travel (SMC 17F.080.321).
6. Fire Department approved all-weather access must be provided to within 200 feet of any point around the outside of a building (IFC 503.1.1). For fully sprinklered buildings, this is extended to 240 feet (IFC 503.1.1, exception 1). Dead-end roads longer than 150 feet need approved fire apparatus turn-arounds (IFC 503.2.5). Fire apparatus turning radius is 50 feet external, 28 feet internal (SMC 17F.080.030.D.3). Minimum height clearance is 13 feet-6 inches (IFC 503.2.1). Fire lanes will have a maximum slope of 10 percent (based on IFC 503.2.7). Minimum width for fire access is 20 feet, unobstructed (IFC 503.2.1). Fire aerial access lanes are limited to a maximum slope of 5%.

7. Streets with a minimum clear width less than 26 feet are required to be provided with “No Parking” signs on both sides of the street. Streets with a width more than 26’ to less than 32’ shall be provided with “No Parking” signs on one side of the street. Signs shall be spaced 50 feet apart.
8. Buildings exceeding 30 feet in height and will be required to have a Fire Aerial Access lane of 26 feet wide along at least one full side of each building (IFC D105.2). The fire aerial lane is required to be a minimum of 15’ and a maximum of 30’ from the building along the full length of the side of the building.
9. Driveways used as fire lanes for single family and two-family dwellings can be reduced to an unobstructed width of 12 feet wide as long as there is a code compliant 50 foot radius turn-around or approved hammerhead within 150 feet of all points around the dwelling.
10. Fire lanes will be maintained with an all-weather surface (IFC 3310.1) and provided prior to the delivery of building construction materials to the site.
11. The proposal does not appear to meet the requirements of the Fire Code for fire access. The proposed hammerhead has a significant grade change for one of the legs and could not be built as shown. Access can be obtained by apparatus driving into the site no more than 150 feet (no turn-around required) and measuring the site fire access from that point (200 feet to all points around the buildings along an acceptable path of travel).

Mathias Bauman – Water Department (509-625-7953):

1. Our records show an existing 4-inch ductile iron domestic water service running to this parcel. Field verification would be recommended. Your engineer may determine that the existing service location and size meets the needs of the project. If any existing services are not utilized, they must be disconnected at the main.
2. A 6-inch ductile iron water distribution main in Ash Pl. is available for the project.
3. A hydraulic model must be performed to prove that the design meets minimum standards and to show how this project affects our water system.
4. The City of Spokane Water Dept. does not allow water services to cross over property lines; therefore, a master meter at the property line would be required.
5. The City of Spokane Water Department Cross Connection Control and Backflow program rules and regulations shall be followed in accordance with Washington Administrative Code (WAC 246-290-490) and the City of Spokane Municipal Code 13.04.0814.
6. This parcel falls outside of our General Facilities Connection Waiver zone; therefore, General Facilities Charges will apply if new water taps are made. See Section 13.04.2042 in the Spokane Municipal Code.
7. Calculated static water pressure is approximately 63 psi at the surrounding hydrants.
8. A utility site plan illustrating new water lines and/or services to be installed shall detail the location of new tap(s) and meter(s) prepared by a Professional Engineer licensed in the State of Washington. Water Department plan reviewers and inspectors will ensure that any new water line(s) and Service line(s) needing backflow assemblies are installed in accordance with applicable rules and regulations. Water Department Water Service Inspectors, North side (509) 625-7845, South side (625-7844) will review submitted plans and inspect on-site construction. Water Department Cross Connection Control Specialists at (509) 625-7969, will review any backflow assemblies where required.
9. Taps and meters can be purchased at Developer Services Center, located on third floor of City Hall -Spokane. Size of service(s) shall comply with International Plumbing Code. Tap, meter, and connection fees will comply with section 13.04 of SMC. Tapping of the water main and installation of new meters shall be done by City forces. All excavation and restoration are

the owner's responsibility. All trenches and/or excavations must comply with current W.A.C. #296-155-part N. No City of Spokane employee will be permitted into any trench and/or excavation without proper shoring or sloping, no exceptions. Please see Water Department Rules and Regulations for information about tap and meter sizes and sewer/water separation requirements.

Kerry Deatrich – Solid Waste (509-625-7871):

Approved for carts service.

1. Carts must be ready for collection no later than 7:00am on collection day.
2. Carts must be removed from the collection area no later than 9:00pm on collection day.
3. Carts must be stored away from the collection area and screened from public view.
4. A minimum of 1-30-gallon refuse cart is required per unit.

Becky Phillips – Urban Forestry (509-363-5495):

1. Attachment will be sent, later

Section 3 – General Information and Submittal Requirements

1. Plan requirements are as shown on the attached “Commercial Application Submittal Requirements”. For the permit intake submittal, please provide an electronic copy of the **All plan sets along with reports and supporting documents**. Plan sets shall include all plans created for this project: cover sheet, architectural, structural, plumbing, mechanical, electrical, civil engineered plans, landscaping and irrigation drawings. Plans are required to be stamped and sealed by an architect, landscape architect, or engineer licensed to do business within the State of Washington. All reports and supporting documentation noted in departmental comments will also be required for the permit intake submittal (i.e. NREC, drainage report, geotechnical site characterization, critical materials list, etc.). Please note that plans may be provided in multiple logically separated files to help manage files sizes as excessively large (i.e. separated by discipline, by building vs site, etc.).
2. Please provide an electronic copy of site plans showing dimensions, **property lines, and City Limits**, relative topography, all on-street signs and street markings, any new and existing frontage improvements, all structures, on-street storm drainage facilities, sidewalks, curbs, parking calculations and dimensions, dimension existing roadway, new and existing driveways and their locations, and other relative information. Show all existing topography in the public right-of-way such as street signs, water valves, hydrants, etc. All required landscaping must be within the property lines and not in the public right-of-way.
3. An Intake Meeting handout was provided to you in your packet at the Pre-Development meeting. Please call (509) 625-6300 to schedule an Intake Meeting to submit plans for a new commercial/industrial building, an addition to an existing building, a change-of-use, or a parking lot. Appointments must be made at least 24 hours in advance and can be scheduled for Monday through Thursday.
4. Please provide a complete set of plans to Spokane Regional Health District if food and/or beverage handling business is planned.
5. If you would like a full Certificate of Occupancy on any portion of the permit prior to completion of the other phases, it is required to file separate permits for each phase. An additional \$250 fee will be assessed for a Temporary Certificate of Occupancy and/or a Temporary Certificate of Occupancy extension per SMC 8.02.031M.
6. For additional forms and information, see my.spokanecity.org.