

January 15, 2024

Grove Road LLC
C/O Ben, Goodmansen – Whipple Consulting Engineers, Inc.
21 S. Pines Rd.
Spokane Valley WA, 99206

RE: Review of File # Z23-587PPLT

Dear Ben:

This letter is to inform you that the application materials for the above-mentioned Preliminary Subdivision were found to be technically incomplete, based on a review required under Spokane Municipal Code (SMC) 17G.060.090, Determination of a Complete Application. The following comments were received from various departments and agencies that require addressing before this application can be considered technically complete and proceed to Notice of Application and Public Hearing.

Development Services Center, Engineering:
Revisions/More Information Required.

The following comments are required to be address prior to deeming the application Technically Complete. Engineering will provide a full set of comments receipt of the following additional information and corrections. See follow-up email between planning and engineering dated 01/18/24.

1. Primary access in and out of this plat must be through a tract owned and maintained by an HOA. Please submit a revised plat map with the private access driveway labeled as a tract.
 - a. Private CCRs addressing shared access, utilities, etc. (as applicable) will be required to be reviewed and approved prior to recording and final plat approval.
2. Please provide a concept drainage report (per Spokane Regional Stormwater Manual Section 3.3).

Planning, Melissa Owen:
Corrections Required.

The following comments are required to be address prior to deeming the application Technically Complete.

1. Plat Map:
 - a. Please add the footprint of proposed structures to the plat map as per 17C.400.010(E)(4)(C).
 - b. Please update the zoning designation to remove min/max density and replace this with the zoning designation RSF (residential single-family)
 - c. Setbacks - Unless the applicant desires setbacks that exceed the minimums found in Ordinance No. C36232, please remove the graphic and replace with the following language - *Front, Side and Rear setbacks to be consistent to Ordinance No. C36232 (or adopted codes at time of permit)*. For reference, please be advised that the following setbacks are permitted under the interim zoning ordinance and are applicable to attached housing.
 - i. Minimum Side Yard setback 3' with interior side yard setbacks of 0' for attached housing.

- ii. Minimum Front Yard setback is 15' (with ability to extend required front covered porch/stoop, up to 6' into the required setbacks).
 - iii. Minimum Rear Yard setback to living space is 25'.
 - d. Please remove maximum lot area from the site data table.
 - e. Please update the map and graphics from an alley to an access/utility tract (see comments from engineering regarding private access tract).
 - f. Please add the name of the subdivision(s) to be replatted in the title blocks on all pages.
 - g. Update the vicinity map so that this is black and white only and so that street names are legible at 24" by 36" final plat size.
 - h. Please add the proposed density to the final plat map. Based on the acreage and number of units, the proposed density appears to be 15.91 units per acre (please verify and update this number as needed for tracts dedicated to stormwater, etc. consistent with SMC 17C.110.205).
2. Please submit the geotechnical report that was identified in the SEPA as being prepared for the site. This material was not included in the initial submittal package.
Note: Planning will update department comments related development on steep slopes/geohazard areas upon updates to the proposed plat map for building footprints and receipt of the geotechnical survey identified as completed in the SEPA checklist application.
3. SEPA:
- a. Please verify if reference to the steepest slope on the site being 115% under Environmental Elements (subsection 1. b. on page 5 of 20).
 - b. Please update the SEPA response for Water (subsection c.1. on page 9 of 20). The response in this section refers to a PUD (planned unit development) which is not proposed in this application.
 - c. Please clarify the presence of erodible soils identified in the SEPA under Land and shoreline Use (subsection 8. h. on page 14 of 20). The City's internal GIS maps are not showing any erodible soils in proximity to the proposal site.
4. Please add the proposed internal pedestrian connections to a map exhibit as both the concurrency requirements for plats and subdivision design standards address pedestrian connectivity (17C.080.025 and 17G.080.070); and the SEPA responses for this proposal indicate development of walking paths (see 10. Aesthetics, subsection c. on page 15 of 20). Note: All pedestrian connections will need to be at least 5' wide.
5. Please update the plan map to include separated sidewalk along N. Ash Place. Given that sidewalks are already in place along Ash Place, tree wells would be permitted to be cut into the existing sidewalk as an alternative to providing a continuous planting strip between the curb and sidewalk.

General Comments and Conditions of Approval.

The following comments are general in nature and intended to assist you throughout the platting and future development of the site.

- i. 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.

- ii. The final plat procedures are the same in form as the short plat review procedures as provided in 17G.080.040.
- iii. Verification of compliance with all applicable development standards will be verified at time of permit.
- iv. No phasing final plat phasing is proposed. A preliminary plat that has received preliminary approval may be subsequently modified to be developed in phases, subject to approval of the director consistent with 17G.080.050(F) – Phasing
- v. We recommend that the final plat application materials (including street tree plan) be submitted at the same time as the engineering plan submittals to ensure coordination and consistency with the conditions of approval for this plat.
- vi. If retaining walls will be required for development of this site, please provide additional information about retaining walls proposed for this development. Proposed retaining walls should be included for review at time of engineering plan submittal. Please also note that:
 - a. Retaining Walls require a separate permit. Fence permits are used for walls 4’ tall or less while building permits are required for walls more than 4’ tall (Note: height of walls is measured from the bottom of the base on which the walls are set to the top of the soil being retained).
 - b. Retaining walls will count toward lot coverage if over 2.5’ in height.
- vii. Residential Household Living uses (as defined in 17C.190.110) located within one-half (.50) mile walking distance of transit stops shall not be required to provide off-street vehicle parking Pursuant to Ordinance no. C36405 adopting a new Chapter 17C.405 (effective until July 9, 2024) and 17C.230.130 (Ordinance no. C36459, effective 01/01/2024); however, should parking be provided, all off-street stalls must be provided from the private access driveway and developed consistent with adopted city standards.
- viii. 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 proposed new lots 1-5.
 - 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 that time (removal and replacement, protection in place, etc.)
 - c. Please coordinate with Urban Forestry regarding street trees associated with N. Ash Street.
- ix. Should the owner/developer propose development exceed 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.

Dedications to be added to the “final” Plat Dedication Page.

- 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. 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.

Statements to be added to either the dedication page or the face of the final plat map.

- C. Street trees and landscaping are required – compliance will be verified prior to approval of Certificate of Occupancy for each new home.

Note, the following two requested statements will be updated based on language developed to address vesting for a period of five years following final plat filing. This language has been provided as a placeholder until such time as the final language is forwarded to you for use in a final plat process. Language is anticipated to be finalized shortly

- D. Pursuant to SMC.17C.400 Interim Housing Regulations Adopted to Implement RCW 36.70A.600(1) via Ordinance No. C36232, twenty-one (21) lots (proposed Ash Place lots 1-3, block 1; lots 1-7 block 2; and, lots 1-11 block 3) are approved for a 21-unit “attached housing” development (one residential unit per lot) as intention of a 21-unit attached housing” development across three proposed lots is shown on the face of preliminary plat.
- E. 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.

The final plat shall include the signatory statements as prescribed in SMC 17G.080.040(G)(2) including the following:

- F. Surveyor’s certificate, stamp, date and signature, as follows:
"I, _____ registered land surveyor, hereby certify the plat of _____, as shown hereon, is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown and that all non fronting lot corners are set as shown on the plat. Monuments and fronting lot corners shall be set upon completion of the utility and street improvements.
Signed _____ (Seal)"
- G. A certification by the city treasurer, as applicable:
 - a. “I hereby certify that the land described by this plat, as of the date of this certification, is not subject to any local improvement assessments. Examined and approved, this _____ day of _____, 20__.

City of Spokane Treasurer”
- H. The certification by the Hearing Examiner, as follows:
“This plat has been reviewed on this _____ day of _____, 20__ and is found to be in compliance with all the conditions of approval stipulated in the Hearing Examiner’s approval of the preliminary plat # -PPLT.

City of Spokane Hearing Examiner”

- I. The certification by the city engineer, as follows:
“Approved as to compliance with the survey data, the design of public works and provisions made for constructing the improvements and permanent control monuments this _____ day of _____, 20__.

City of Spokane Engineer”

- J. The certification by the Spokane county treasurer, as follows:
“I hereby certify that the land described in this plat, as of the date of this certification, is

not subject to any outstanding fees or assessments. Examined and approved _____ day of _____, 20__.

Spokane County Treasurer”

- K. The certification by the Spokane county auditor on each page of the final short plat including the time, date, book, and page number of the recording of the final mylar.
- L. Signature of every owner certifying that:
 - b. the plat is made with the free consent and in accordance with the desires of the owners of the land;
 - c. the owners are the owners of the property and the only parties having interest in the land and is not encumbered by any delinquent taxes or assessments;
 - d. the owners adopt the plan of lots, blocks, and streets shown;
 - e. owner dedicates to the City and the City’s permittees the easements shown for utilities and cable television purposes.

City of Spokane Treasury:

No LIDS per treasury review by Cara Geiger (email confirmation on 01/18/24)

City of Spokane Fire Protection Engineer:

General Comments.

- i. Townhouse structures with 5 or more dwelling units are required to be provided with fire sprinklers.

Conditions of Approval.

- (1) 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.
- (2) “Fire Lane – No Parking” signage is required on both sides of the internal “driveway” every 50’.
- (3) 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:

Conditions of Approval.

See enclosed email from Kerry Deatrich dated 01/12/24).

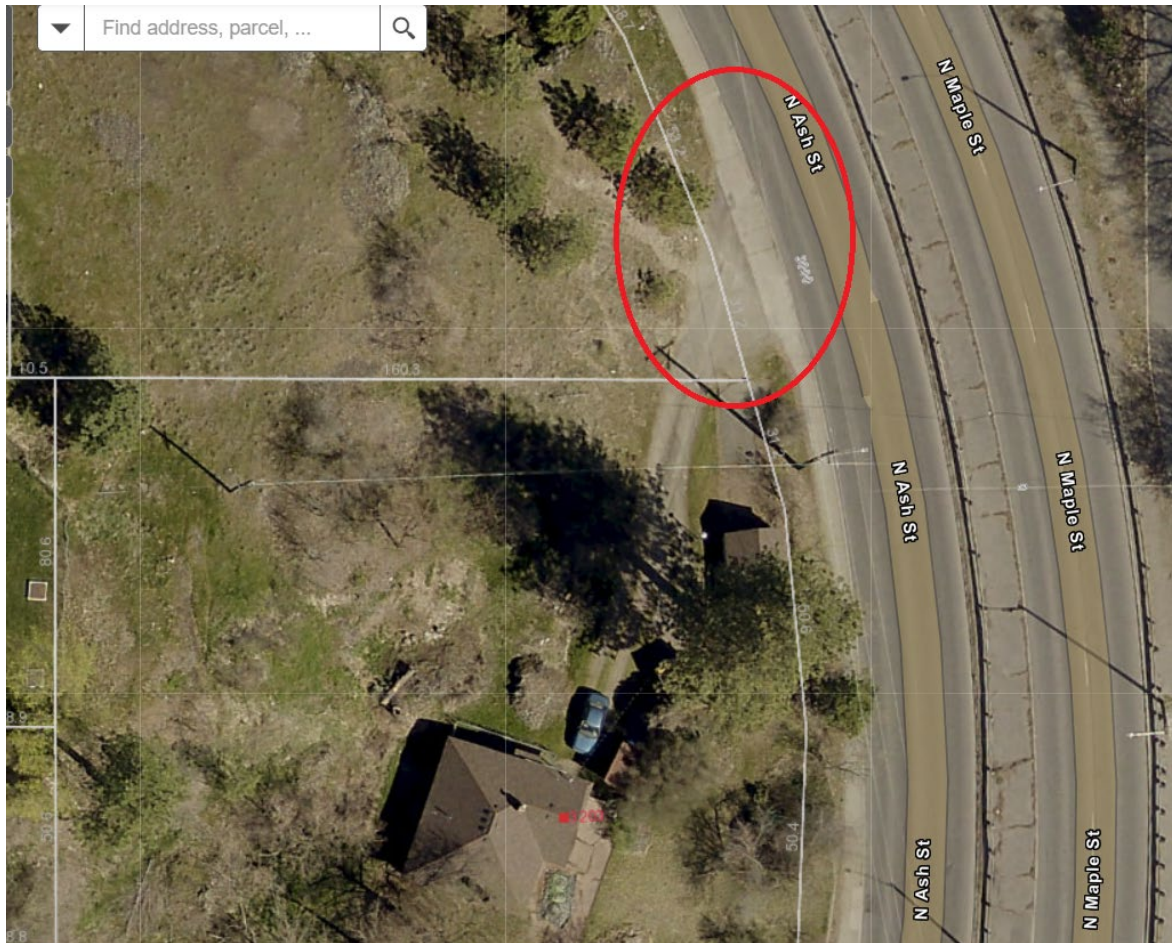
- (1) Carts will need to be stored in private garages.
- (2) The internal driveway must be built to hold the weight of solid waste collection trucks.
- (3) The internal driveway access will need to be maintained cleared of ice and snow.

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

The following comments are required to be address prior to deeming the application Technically Complete

Clarification Requested/Revisions Required.

- 1. There is an existing curb cut in the southeast corner of the property that appears to be used by the neighboring property owner to the south (parcel 25014.4606 addressed as 3203 N Maple St.). Please advise if an easement is intended for the driveway through lots 1 and 2 Block 3. See image below.



Conditions of Approval.

- (1) 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:

The following request must be addressed prior to any ground disturbing activities, including those that may be necessary to further assess site conditions, and will be included as a condition of approval for the preliminary plat. Please see letter from the Spokane Tribe Historic Preservation Officer in its entirety. The letter is dated 01/03/24 and is enclosed.

Condition of Approval.

- (1) The Spokane Tribe Historic Preservation Officer recommends a Cultural survey completed by professional archaeologist in all ground disturbing activity and staging areas.

WA Dept. of Archeology and Historic Preservation (DAHP):

This request must be addressed prior to any ground disturbing activities, including those that may be necessary to further assess site conditions, and will be included as a condition of approval for the preliminary plat. Please see letter from DAHP in its entirety. The letter is dated 01/08/24 and is enclosed.

Conditions of Approval.

- (1) DAHP is requesting that a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.

City of Spokane Historic Preservation Office:

This request must be addressed prior to any ground disturbing activities, including those that may be necessary to further assess site conditions, and will be included as a condition of approval for the preliminary plat. See emails from Logan Camporeale dated 12/29/23 and 01/03/24 (enclosed).

Conditions of Approval.

- (1) The City/County Historic Preservation Office requests a cultural resource survey be completed.

City of Spokane Parks Department:

See enclosed email from Nick Hamad on 01/16/2024.

General Comment.

- i. Current city park distribution standards as outlined in the '2022 park and natural lands master plan' adopted by the City Park Board and 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 'Drumheller Springs Park', and public natural land, and 'Emerson Park', a developed city park. No developer contribution to park lands is required.

Conditions of Approval.

- (1) 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.
- (2) Contractor shall not obstruct public access to park lands at any time during construction.

WA state Department of Ecology:

General Comment.

- i. Please see the entirety of the WA Department of Ecology comment submittal Dated January 11, 2024, and enclosed in this comment letter. Generally, Ecology provided standard language regarding their Hazardous Waste and SEPA review. Should you have questions about information presented in the Ecology comment letter, please feel free to reach out to Cindy Anderson at (509) 655-1541 or via email at Cindy.Anderson@ecy.wa.gov.

Avista:

The following comments need to be addressed prior to approval of final plat.

General Comment.

- i. For this preliminary plat, 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.

The following dedication language on the face of the plat:

- A. Dry utility easements (electric, gas, phone, fiber, cable, tv, etc.) as shown on the herein described plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, relocation, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground/OH facilities; and the right to trim and/or remove

trees, bushes, and landscaping that interfere with serving utilities. Serving utilities have the right to prohibit surface structures of brick, rock, masonry, etc. that may interfere with the rights granted herein. Storm drain, dry wells, and water meter boxes shall not be placed within the dry easements, however, lateral crossings by storm drain and sewer lines are permitted. Serving utility companies are granted the right to install utilities across private streets, driveways, alleys, border easements, tracts and future acquisition areas.

City of Spokane Building Department:

General Comments.

The following comments are general in nature and intended to assist throughout the platting and development process. See email follow-up from Steve McIlraith dated 01/18/24).

Steep slopes will be the main concern for any structures proposed on these lots.

- i. Since these will be reviewed under 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 in accordance with the setbacks as per this section, then Geotech/Engineering will be required. Lots 5-11 are of particular concern, but other lots may also be included in this depending on the size and location of the proposed structures.
- ii. In other developments a Geotech report has been done for the entire plat with recommendations. Since our understanding is that these will more than likely be attached units, it would be helpful for Building approval on permits to have this Geotech report provided at permit submittal, and the foundations be designed by an engineer incorporating the recommendations/requirements of the Geotech report.
- iii. Also in other developments, retaining walls have been constructed to mitigate the adjacent steep slopes. Such retaining walls would 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)

Other Comments received from the public prior to the public comment period:

Please note that six residents provided public comments during the agency review period. These communications will be included in the record for Hearing Examiner review and are enclosed. Please note that in addition to the comments included in this comment package, additional general emails/calls were received requesting more information and/or to be added to communications for notice of public comment.

Considering the need for additional information, the timeline for this application is on hold until the additional information is provided. In accordance with SMC 17G.060.090, the required information must be provided within sixty days from the notification by the department. The applicant may submit a written request for additional time to the director, any time extensions shall be in writing. If the information is not received within 60 days the application and a portion of the fees shall be returned to the applicant in accordance with SMC 08.02.0692.

If you have any questions regarding these requirements, feel free to contact me by email or phone. Please make an appointment with me to submit the revised and additional materials.

Sincerely,



Melissa Owen
Assistant Planner
Development Services Center

Enclosures (below list ordered as per inclusion in the comment package):

Engineering (incorporated in this email – see follow-up email dated 01/18/24)
Planning (comments incorporated into this letter)
Cara Geiger, City of Spokane Taxes and Licenses (email dated 01/18/24)
Dave Kokot, City of Spokane Fire Protection Engineer (email dated 01/15/24)
Kerry Deatrich, City of Spokane Waste Management (email dated 0/12/24)
Inga Note, City of Spokane Integrated Capital Management (email dated 01/02/24)
Randy Abrahamson, Spokane Indians Tribal Historic Preservation Officer (letter dated 01/03/24)
Sydney Hanson, WA Dept of Archeology and Historic Preservation (letter dated 01/08/24)
Logan Camporeale, Spokane City/County Historic Preservation Office (emails 12/29/23; 01/03/24)
Nick Hamad, City of Spokane Parks (email 01/16/24)
Cindy Anderson, WA Dept of Ecology (letter dated 01/11/2024)
Denise Marsh, Avista Real Estate Rep. (email dated /19/2024)
City of Spokane Building Dept. (email dated 01/18/24)
Public Comments received during agency review period (initial review):
 Sherry Lattimore
 Don McIntyre
 Dennis Flynn
 Ted Teske (email and comment attachment)
 Stacie Collier
 Josheph Shields

Owen, Melissa

From: Johnson, Erik D.
Sent: Thursday, January 18, 2024 9:39 AM
To: Owen, Melissa; Nilsson, Mike
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

This looks good.

Thanks,
Erik

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, January 17, 2024 5:28 PM
To: Johnson, Erik D. <edjohnson@spokanecity.org>; Nilsson, Mike <mnilsson@spokanecity.org>
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

Erik and Mike,

Do these edits to engineering comments look okay at this time? The first comment is edited for the conversation we last had about this plat. Thanks.

Engineering:

Revisions/More Information Required.

Engineering will provide a full set of comments receipt of the following additional information and corrections.

1. Primary access in and out of this plat must be through a tract owned and maintained by an HOA. Please submit a revised plat map with the private access driveway labeled as a tract.
 - a. Private CCRs addressing shared access, utilities, etc. (as applicable) will be required to be reviewed and approved prior to recording and final plat approval.
2. Please provide a concept drainage report (per Spokane Regional Stormwater Manual Section 3.3).

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: Johnson, Erik D. <edjohnson@spokanecity.org>
Sent: Thursday, January 11, 2024 8:28 AM
To: Owen, Melissa <mowen@spokanecity.org>; Nilsson, Mike <mnilsson@spokanecity.org>
Cc: Eliason, Joelle <jeliason@spokanecity.org>
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

Melissa,

Owen, Melissa

From: Geiger, Cara
Sent: Thursday, January 18, 2024 8:29 AM
To: Owen, Melissa
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

There was a LID against 25014-4207 but it has been paid in full.

Cara Geiger | CITY OF SPOKANE | TAXES & LICENSES SPECIALIST
509.625.6070 main | 509.625.6341 personal | cgeiger@spokanecity.org | spokanecity.org

Emails and attachments sent to or from the City, including personal information, are presumptively public records that are subject to disclosure. - Chapter 42.56 RCW

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, January 17, 2024 5:25 PM
To: Geiger, Cara <cgeiger@spokanecity.org>
Subject: FW: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

Cara would you mind taking a look at this one and let me know if there are any LIDs outstanding. There are three parcels associated with this proposal - Parcels 25014.4207/.4701/.4702. 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: Friday, December 29, 2023 10:57 AM
To: Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Cannon, Mike <mcannon@spokanecity.org>; Carson, Barb <BarbCa@spokaneschools.org>; Chanse, Andrew <achanse@spokanelibrary.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; Corkins, Karen <karen@s3r3solutions.com>; Cross, Rita (USPS) <rita.m.cross@usps.gov>; Dahl, Lance <ldahl@spokanecity.org>; David Moore <David.J.Moore@usace.army.mil>; Davis,

Owen, Melissa

From: Kokot, Dave
Sent: Tuesday, January 2, 2024 1:07 PM
To: Owen, Melissa
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

1. The “alleys” 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.
2. “Fire Lane – No Parking” signage is required on both sides of the “alleys” every 50’.
3. Roads 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 roads will not be allowed to obtain the permits.
4. Townhouse structures with 5 or more dwelling units are required to be provided with fire sprinklers.

I will be out of the office December 22nd – January 1st, returning January 2nd. During that time please contact Justin Cravalho (jcravalho@spokanefire.org) or Assistant Fire Marshal Nathan Mulkey (nmulkey@spokanefire.org) if you have any questions.

David F. Kokot, P.E. | Spokane Fire Department | Fire Protection Engineer
509.625-7056 | fax 509.625.7006 | dkokot@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, December 29, 2023 10:57 AM
To: Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Cannon, Mike <mcannon@spokanecity.org>; Carson, Barb <BarbCa@spokaneschools.org>; Chanse, Andrew <achanse@spokanelibrary.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; Corkins, Karen <karen@s3r3solutions.com>; Cross, Rita (USPS) <rita.m.cross@usps.gov>; Dahl, Lance <idahl@spokanecity.org>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@spokanecity.org>; Deatrich, Kerry <kdeatrich@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; Development Services Center Building Plans Examiner <eradsbpe@spokanecity.org>; distrate (dcistrate@spokanecounty.org) <dcistrate@spokanecounty.org>; DNR Aquatics <dnrreaqualeasingrivers@dnr.wa.gov>; Eliason, Jolie <jeliason@spokanecity.org>; Engineering Admin <eraea@spokanecity.org>; Eugene Aushev <Eugene.Aushev@avistacorp.com>; Eveland, Marcus <meveland@spokanecity.org>; Feist, Marlene <mfeist@spokanecity.org>; Figg, Greg <figgg@wsdot.wa.gov>; Fisher, Matt <MFIS461@ecy.wa.gov>; Forster, Steven (County PubWorks) <sforster@spokanecounty.org>; Forsyth, Greg <GregoryF@spokaneschools.org>; Fredrickson, Beryl <bfredrickson@spokanecity.org>; Garcia, Luis <lgarcia@spokanecity.org>; Gardner, Spencer <sgardner@spokanecity.org>; Gennett, Raylene <rgennett@spokanecity.org>; Graff, Joel <jgraff@spokanecity.org>; Greene, Barry <BGreene@spokanecounty.org>;

Owen, Melissa

From: Deatrich, Kerry
Sent: Friday, January 12, 2024 11:34 AM
To: Owen, Melissa
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

Hi Melissa,

We can make the turns. It will be tight and they'll need a garage to store their carts. The roadway must be built to hold the weight of our trucks and need to be cleared of ice and snow.

Kerry

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, January 10, 2024 5:22 PM
To: Deatrich, Kerry <kdeatrich@spokanecity.org>
Subject: FW: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

Kerry – I'm wondering if you might be able to take a look at this proposal and provide some feedback. I know that normally, solid waste doesn't get involved too much until construction, but engineering and planning would like to address how trash will be collected given the proposed layout. Please note that engineering will likely be requesting a wider driveway tract – current thoughts are at least 22' wide. Please also note that their comments are that the access shown between the two rows of lots will need to be a tract for access and utilities instead of a public alley.

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: Friday, December 29, 2023 10:57 AM
To: Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Cannon, Mike <mcannon@spokanecity.org>; Carson, Barb <BarbCa@spokaneschools.org>; Chanse, Andrew <achanse@spokanecity.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya

Owen, Melissa

From: Note, Inga
Sent: Tuesday, January 2, 2024 9:05 AM
To: Owen, Melissa
Cc: Kells, Patty
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

No traffic concerns. We may want to put a note on there that no vehicle access is allowed to Ash Street as there is an existing curb cut in the southeast corner of the property.

It looks like the neighboring property owner to the south is actually using it. Can you ask if they intend to set up an easement for that driveway through Block 3 lots 1 and 2?



From: Owen, Melissa <mowen@spokanecity.org>
Sent: Friday, December 29, 2023 10:57 AM
To: Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Cannon, Mike <mcannon@spokanecity.org>; Carson, Barb <BarbCa@spokaneschools.org>; Chanse, Andrew



**Spokane Tribe of Indians
Tribal Historic Preservation Officer**

PO Box 100 Wellpinit WA 9904

January 3, 2024

TO: Melissa Owen, Planner

RE: File No. Z23-586PPLT

Ms. Owen,

Thank you for contacting the Tribe's Historic Preservation Office. We appreciate the opportunity to provide a cultural consult for your project, the intent of this process is to preserve and protect all cultural resources whenever protection is feasible.

We are hereby in consultation for this project, as you already know the Spokane Tribal use of this area was extensive in years prior to arrival of euro-Americans, clearly this area was a place of great cultural and economic importance to our tribe, after years of non-Indian occupation and development, evidence below the surface may still be in place in this highly sensitive area. Just couple blocks away on Cora street is a burial ground site.

Recommendation: Cultural survey completed by professional archaeologist in all ground disturbing activity and staging areas.

Once the cultural survey is completed, we will do more mitigation if cultural resources are present.

As always if any artifacts or human remains are found during construction, this office should be notified and the work in the immediate area cease, should additional information become available our assessment may be revised, our tribe considers this a positive action that will assist us in protecting our shared heritage.

If question arise, contact my office at (509) 258 – 4222.

Sincerely,

Randy Abrahamson
Tribal Historic Preservation Officer.
Spokane Tribe of Indians



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

January 8, 2024

Melissa Owen
Assistant Planner II
City of Spokane
808 West Spokane Falls Boulevard
Spokane, WA 99201

In future correspondence please refer to:
Project Tracking Code: 2024-01-00174
Property: City of Spokane_Ash Place Preliminary Long Plat (Z23-587PPLT)
Re: Survey Requested

Dear Melissa Owen:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending to the right from the end of the name.

Sydney Hanson, M.A.
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov



Owen, Melissa

From: Camporeale, Logan
Sent: Friday, December 29, 2023 12:03 PM
To: Owen, Melissa
Cc: Duvall, Megan
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

Good afternoon, Melissa,

This proposal is in a highly sensitive area for cultural resources due to its proximity to Drumheller Springs, which was a traditional campsite for tribal people. DAHPs predictive model assesses the site as the highest risk category, likely due to its proximity to the springs and certainly due to its proximity to a tribal burial site that is located less than 1000 feet from the proposed project location. The site appears to be largely undisturbed and the 1958 imagery shows a system of trails that crossed the property.

Will you please forward me any comments you receive from DAHP? We generally defer to DAHP on archaeology issues, but I suspect they will request a cultural resource survey be completed. However, if DAHP does not request a survey, our office may go ahead and request one as it seems like the prudent thing to do on this site. I will chat with Megan upon her return next week and will follow up.

Best,

Logan Camporeale

Historic Preservation Specialist
City/County of Spokane
808 W. Spokane Falls Boulevard
Spokane, WA 99201-3329
Office: 509-625-6634
Cell: 509-564-4814

lcamporeale@spokanecity.org | www.historicspokane.org



From: Owen, Melissa <mowen@spokanecity.org>
Sent: Friday, December 29, 2023 10:57 AM
To: Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Cannon,

Owen, Melissa

From: Camporeale, Logan
Sent: Wednesday, January 3, 2024 2:09 PM
To: Owen, Melissa
Cc: Duvall, Megan
Subject: RE:

Melissa,

Great, our office supports Randy's recommendation. A cultural resource survey should be completed.

Best,

LMC

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, January 3, 2024 2:07 PM
To: Camporeale, Logan <lcamporeale@spokanecity.org>
Cc: Duvall, Megan <mduvall@spokanecity.org>
Subject: FW:

Logan,

Randy with the Spokane Tribe is requesting a cultural resource survey. The file number is one number off, but the letter is attached. Thanks

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: Randy Abrahamson <randya@SpokaneTribe.com>
Sent: Wednesday, January 3, 2024 8:10 AM
To: Owen, Melissa <mowen@spokanecity.org>
Subject:

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Owen, Melissa

From: Hamad, Nicholas
Sent: Tuesday, January 16, 2024 4:50 PM
To: Owen, Melissa
Subject: Comment - Ash Place Preliminary Long Plat

Hello Melissa,

After reviewing the 'Ash Place' preliminary long plat application, City of Spokane Parks offers the following comments:

- Current city park distribution standards as outlined in the '2022 park and natural lands master plan' adopted by the City Park Board and 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 'Drumheller Springs Park', and public natural land, and 'Emerson Park', a developed city park. No developer contribution to park lands is required.
- 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.
- Contractor shall not obstruct public access to park lands at any time during construction.

nick



Nick Hamad, PLA | Park Planning and Development Manager | City of Spokane Parks & Recreation

Desk: 509.363.5452 | Cell: 509.724.3639 | SpokaneParks.org

Emails and attachments sent to or from the City, including personal information, are presumptively public records that are subject to disclosure.- Chapter 42.56 RCW



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

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

January 11, 2024

Melissa Owen
Assistant Planner
City of Spokane Planning & Development
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329

Re: Ash Place Preliminary Long Plat
File: Z23-587PPLT

Dear Melissa Owen:

Thank you for the opportunity to comment on the Ash Place Preliminary Long Plat project (Proponent: Whipple Consulting Engineers, Inc). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Hazardous Waste and Toxics Reduction Program

Please keep in mind that during the construction activities associated with the Ash Place Preliminary Long Plat project, some construction-related wastes produced may qualify as 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
- Treated wood

The Construction and Demolition website has a more comprehensive list and a link to help identifying and designating your wastes. Please visit <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>.

The applicant, as the facility generating the waste, bears the responsibility for all construction 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.

For more information and technical assistance, contact Alex Bergh at (509) 385-5539 or via email at Alexandra.Bergh@ecy.wa.gov.

State Environmental Policy Act (SEPA)

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

For information on the SEPA Process, please contact Cindy Anderson at (509) 655-1541 or via email at Cindy.Anderson@ecy.wa.gov.

To receive more guidance on or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology
Eastern Regional Office
(Ecology File: 202306044)

Ec: Ben Goodmansen, E.I.T., Whipple Consulting Engineers, Inc.

Owen, Melissa

From: Marsh, Denise <Denise.Marsh@avistacorp.com>
Sent: Friday, January 19, 2024 5:11 PM
To: Owen, Melissa
Subject: RE: [External] FW: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Melissa,

For this preliminary plat, 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. Following dedication language to be included in plat:

Dry utility easements (electric, gas, phone, fiber, cable, tv, etc.) as shown on the herein described plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, relocation, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground/OH facilities; and the right to trim and/or remove trees, bushes, and landscaping that interfere with serving utilities. Serving utilities have the right to prohibit surface structures of brick, rock, masonry, etc. that may interfere with the rights granted herein. Storm drain, dry wells, and water meter boxes shall not be placed within the dry easements, however, lateral crossings by storm drain and sewer lines are permitted. Serving utility companies are granted the right to install utilities across private streets, driveways, alleys, border easements, tracts and future acquisition areas.

Thank you for your patience.

Denise Marsh

Real Estate Rep.



Avista Corporation
1411 E. Mission Ave
PO Box 3727 MSC-25
Spokane, WA 99220-3727

P (509) 495-4940
C (509) 342-9098

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, January 17, 2024 5:43 PM
To: Marsh, Denise <Denise.Marsh@avistacorp.com>; Pruitt, Larissa <Larissa.Pruitt@avistacorp.com>; Janssen, Christina <Christina.Janssen@avistacorp.com>; Mattocks, Sherri <Sherri.Mattocks@avistacorp.com>
Subject: [External] FW: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

Owen, Melissa

From: Mcllraith, Steve
Sent: Thursday, January 18, 2024 8:52 AM
To: Owen, Melissa; Giles, Dean; Severns, Molly; Shaffer, Katie
Subject: RE: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

Hi Melissa,

As Dean suggested, the steep slopes will be the main concern for any structures proposed on these lots.

Since these will be reviewed under 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 in accordance with the setbacks as per this section, then Geotech/Engineering will be required. Lots 5-11 are of particular concern, but other lots may also be included in this depending on the size and location of the proposed structures.

In other developments a Geotech report has been done for the entire plat with recommendations. Since our understanding is that these will more than likely be attached units, it would be helpful for Building approval on permits to have this Geotech report provided at permit submittal, and the foundations be designed by an engineer incorporating the recommendations/requirements of the Geotech report.

Also in other developments, retaining walls have been constructed to mitigate the adjacent steep slopes. Such retaining walls would 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).

Let us know if we can be of further assistance.



Steve Mcllraith | Plans Examiner | Development Services Center
509.625.6306 | smcilraith@spokanecity.org | my.spokanecity.org



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

Please note that same day inspections may not be possible due to the number of inspection requests received daily

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, January 17, 2024 5:46 PM
To: Giles, Dean <dgiles@spokanecity.org>; Severns, Molly <mseverns@spokanecity.org>; Shaffer, Katie <kshaffer@spokanecity.org>; Mcllraith, Steve <smcilraith@spokanecity.org>
Subject: FW: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024

Building,

Since this is a townhome development, do you have any general comments to add about attached housing development based on what is presented here. These can be general comment for reference in the future development of the site.

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: Friday, December 29, 2023 10:57 AM

To: Abrahamson, Randy <randya@spokanetribe.com>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Anderson, Cindy <CYAN461@ECY.WA.GOV>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brecto, Jason <jason.brecto@us.af.mil>; Brown, Eldon <ebrown@spokanecity.org>; Buller, Dan <dbuller@spokanecity.org>; Cannon, Mike <mcannon@spokanecity.org>; Carson, Barb <BarbCa@spokaneschools.org>; Chanse, Andrew <achanse@spokanelibrary.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; Corkins, Karen <karen@s3r3solutions.com>; Cross, Rita (USPS) <rita.m.cross@usps.gov>; Dahl, Lance <ldahl@spokanecity.org>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@spokanecity.org>; Deatrich, Kerry <kdeatrich@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; Development Services Center Building Plans Examiner <eradsbpe@spokanecity.org>; distrate (dcistrate@spokanecounty.org) <dcistrate@spokanecounty.org>; DNR Aquatics <dnrrealeasingrivers@dnr.wa.gov>; Eliason, Joelle <jeliason@spokanecity.org>; Engineering Admin <eraea@spokanecity.org>; Eugene Aushev <Eugene.Aushev@avistacorp.com>; Eveland, Marcus <meveland@spokanecity.org>; Feist, Marlene <mfeist@spokanecity.org>; Figg, Greg <figgg@wsdot.wa.gov>; Fisher, Matt <MFIS461@ecy.wa.gov>; Forster, Steven (County PubWorks) <sforster@spokanecounty.org>; Forsyth, Greg <GregoryF@spokaneschools.org>; Fredrickson, Beryl <bfredrickson@spokanecity.org>; Garcia, Luis <lgarcia@spokanecity.org>; Gardner, Spencer <sgardner@spokanecity.org>; Gennett, Raylene <rgennett@spokanecity.org>; Graff, Joel <jgraff@spokanecity.org>; Greene, Barry <BGreene@spokanecounty.org>; Halbig, Bobby <bhalbig@spokanecity.org>; Hall, Jeff (STA) <jhall@spokanetransit.com>; Hamad, Nicholas <nhamad@spokanecity.org>; Hanson, Rich <rahanson@spokanecity.org>; Hanson, Tonilee <sajbinfo@gmail.com>; Harris, Clint E. <ceharris@spokanecity.org>; Hayden, Adam <ahayden@spokanecity.org>; Historic Preservation <preservation@spokanecity.org>; Hughes, Rick <rhughes@spokanecity.org>; Janssen, Christina (Avista) <Christina.Janssen@avistacorp.com>; Jeff Lawlor <jeffrey.lawlor@dfw.wa.gov>; Jennings, Brian (STA) <BJennings@spokanetransit.com>; John Conklin <jconklin@spokanecleanair.org>; Johnson, Erik D. <edjohnson@spokanecity.org>; Johnson, Jeffrey <jeffrey.johnson.64@us.af.mil>; Jones, Garrett <gjones@spokanecity.org>; Jones, Tammy <TMJones@spokanecounty.org>; Jordan, Jess <dale.j.jordan@usace.army.mil>; Jordan, Shawn (SPS) <ShawnJ@spokaneschools.org>; Kasey Wilberding <kwilberding@srhd.org>; Katelyn Scott <katy@spokaneriverkeeper.org>; kayc <kayc@wsdot.wa.gov>; Keller, Kevin <kkeller@spokanepolice.org>; Kells, Patty <pkells@spokanecity.org>; Kincheloe, Melanie <meki461@ecy.wa.gov>; Kokot, Dave <dkokot@spokanecity.org>; Kuhta, Scott (COM) <scott.kuhta@commerce.wa.gov>; Limon, Tara

Owen, Melissa

From: SHERI LATTIMORE <sherilatt@comcast.net>
Sent: Monday, January 8, 2024 6:04 PM
To: Owen, Melissa; Zappone, Zack; Wilkerson, Betsy; kklitzeke@spokanecity.org
Subject: Drumheller Springs

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I am writing to document my opposition to the 21-Lot Townhome Project proposed for development in my neighborhood. While Whipple Consulting's proposal might be technically allowable or legal, call it what you may, it is in no way proposed for the betterment of me or my existing neighborhood. Please note that a growing number of other nearby residents feel similarly (see other recently submitted letters of concern).

My concerns are numerous, ranging from pedestrian safety and traffic congestion to predictable reduction in property values. And while I recognize Spokane's need to increase affordable housing, I disagree with allowing so much of it to be concentrated across the street from such a unique area – Drumheller Springs Park. The indigenous peoples' cultural and historical significance of this area and park is well documented; over-development as proposed would be working at cross-purpose to the decades -long effort to restore and protect Drumheller's natural habitat – think flowers, plants, wildlife, wetlands, and relationships with Native peoples.

While I will defer to subject matter experts for greater detail regarding anticipated negative impacts of the proposed development, please consider what I believe to be my commonsense concerns. Driving in the early morning and late afternoon is already hazardous, trying to get on and off the Ash-Maple one-way corridors, and alternate use of side streets is not safe for drivers or for student pedestrians. I understand that the project proposal includes on-site parking but realistically most residents drive multiple vehicles and seasonal clearing of leaves and snow on Ash Place will be hampered by extra on-street parking. Last, not least, take a look at the surrounding homes and ask yourself if you would want a comparatively gigantic building built in your neighborhood if you also lived here.

This project as proposed is inconsistent with our existing neighborhood and would be conspicuously out-of-place. And, if it were proposed to be built across the street from say, Manito Park, I doubt it would be allowed.

Thank you for your consideration of this input.

Sincerely,
Sheri Lattimore
1617 W Courtland
Spokane, WA 99205

Date: January 3, 2024

To: Melissa Owen Spokane City-Planning

From: Don McIntyre  Home-owner/Resident-3128 N. Ash Place, Spokane WA 99205

Re: Opposition to Whipple Consulting's 'Long Plat' application proposal

I am writing to you, a civic leader, to document my opposition to the 21-lot 'attached housing' project being proposed for development in my neighborhood. While WCE-Whipple Consulting's proposal might be technically allowable or legal, call it what you may, it is in no way proposed for the betterment of me or my existing Single Family Residence neighborhood. Please note that a growing number of other nearby residents feel similarly. (See other submitted letters of concern)

My concerns are numerous, ranging from pedestrian safety and traffic congestion to predictable reduction in property values. And while I recognize Spokane's need to increase affordable housing I disagree with allowing so much of it to be concentrated directly across the street from such a unique area-Drumheller Springs Park. The cultural and historical significance of our park is well documented and over-development as proposed would be working at cross-purpose to the decades-long effort to restore and protect Drumheller's natural habitat. (Think flowers, plants and wildlife). Effective stewardship calls for us to protect and preserve, not threaten the park.

I will defer to subject matter experts, for details regarding the anticipated negative impacts of the proposed development. For now please consider several common sense concerns. Driving in the early morning and late afternoon is already hazardous, trying to get safely on and off the adjacent Ash/Maple one-way corridors, and alternate use of side streets is not safer for drivers or for student pedestrians. (We have five schools in our estimated three mile radius.) While the project proposal includes on-site parking, realistically most residences have multiple cars and both walking and road maintenance of Ash Place will be hampered by on-street parking. Last, not least, take a look at the surrounding homes and ask yourself, if you also lived here, would you really want a comparatively gigantic building built in the Drumheller Park neighborhood?

The project as proposed is inconsistent with the existing neighborhood and would be conspicuously out-of-place. And, if it were being proposed to be built across the street from another park, say Manito, I doubt it would be allowed. Please join me in our efforts to at least minimize if not prohibit the current 'long plat application' the developer has submitted to the City.

Thank you for your support and consideration of this input-Don and Collette McIntyre

Cc: Gardner, Lisa Spokane City Communications
Klitzke, Kitty Spokane City Council
Stevens, Jeff Audubon Neighborhood Council
Zappone, Zack Spokane City Council

From: [Palmquist, Tami](#)
To: [Development Services Center Planning Plan Review](#)
Subject: FW: RE Please Review attached and complete Request For Comment prior to JAN 15, 2024
Date: Thursday, January 11, 2024 7:50:33 AM

FYI

Tami Palmquist, AICP, CFM | DSC Director
direct 509.625.6157 | planning line 509.625.6188 | main 509.625.6300

From: Brooks, Allyson (DAHP) <Allyson.Brooks@dahp.wa.gov>
Sent: Wednesday, January 10, 2024 5:23 PM
To: Dennis Flynn <dpflynn@hotmail.com>; Gennett, Raylene <rgennett@spokanecity.org>; Palmquist, Tami <tpalmquist@spokanecity.org>; Gardner, Spencer <sgardner@spokanecity.org>; Jones, Garrett <gjones@spokanecity.org>; Conley, Jason K. <jkconley@spokanecity.org>; Duvall, Megan <mduvall@spokanecity.org>; Garcia, Luis <lgarcia@spokanecity.org>; Chesney, Scott <schesney@spokanecounty.org>; Habitat Program (DFW) <habitatprogram@dfw.wa.gov>; Beeler, Brook (ECY) <BBEE461@ECY.WA.GOV>; Hoffmann, Annette (ECY) <ahof461@ECY.WA.GOV>; Hart, Curt (ECY) <char461@ECY.WA.GOV>; McGerr, Joenne (ECY) <jomc461@ECY.WA.GOV>; Flores, Mugdha (ECY) <mflo461@ECY.WA.GOV>; Thompson, Michelle (DAHP) <Michelle.Thompson@dahp.wa.gov>; Houser, Michael (DAHP) <Michael.Houser@dahp.wa.gov>; Roldan, Jeronimo (DAHP) <jeronimo.roldan@dahp.wa.gov>; Wollwage, Lance (DAHP) <Lance.Wollwage@dahp.wa.gov>; Macrae, James (DAHP) <James.Macrae@dahp.wa.gov>; Hanson, Sydney (DAHP) <Sydney.Hanson@dahp.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; DNR RE ARD <ARD@dnr.wa.gov>; DNR RE NORTHEAST REGION <northeast.region@dnr.wa.gov>; Marshall, Jayana (DNR) <Jayana.Marshall@dnr.wa.gov>; DePoe, Patrick (DNR) <Patrick.DePoe@dnr.wa.gov>; Farley, Theresa (DNR) <Theresa.Farley@dnr.wa.gov>
Cc: Michele Flynn <Michele_Flynn@hotmail.com>
Subject: Re: RE Please Review attached and complete Request For Comment prior to JAN 15, 2024

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hi Dennis! It appears this was approved under the City's emergency housing ordinance. The City Historic Preservation Officer and the Spokane tribe have asked for an archaeological review before the project proceeds.

All the best

Allyson

Allyson Brooks Ph.D.
State Historic Preservation Officer/Executive Director

Dept. of Archaeology and Historic Preservation
360-480-6922

During the pandemic all DAHP employees are working from home. E-mail will be the best method of communication during this time. Response times may be delayed under the circumstances.

From: Dennis Flynn <dpflynn@hotmail.com>
Sent: Wednesday, January 10, 2024 4:24 PM
To: rgennett@spokanecity.org <rgennett@spokanecity.org>; tpalmquist@spokanecity.org <tpalmquist@spokanecity.org>; sgardner@spokanecity.org <sgardner@spokanecity.org>; Jones, Garrett <gjones@spokanecity.org>; jkonley@spokanecity.org <jkonley@spokanecity.org>; mduvall@spokanecity.org <mduvall@spokanecity.org>; Luis Garcia <lgarcia@spokanecity.org>; schesney@spokanecounty.org <schesney@spokanecounty.org>; Habitat Program (DFW) <habitatprogram@dfw.wa.gov>; Beeler, Brook (ECY) <BBEE461@ECY.WA.GOV>; Hoffmann, Annette (ECY) <ahof461@ECY.WA.GOV>; Hart, Curt (ECY) <char461@ECY.WA.GOV>; McGerr, Joenne (ECY) <jomc461@ECY.WA.GOV>; Flores, Mugdha (ECY) <mflo461@ECY.WA.GOV>; Brooks, Allyson (DAHP) <Allyson.Brooks@dahp.wa.gov>; Thompson, Michelle (DAHP) <Michelle.Thompson@dahp.wa.gov>; Houser, Michael (DAHP) <Michael.Houser@dahp.wa.gov>; Roldan, Jeronimo (DAHP) <jeronimo.roldan@dahp.wa.gov>; Wollwage, Lance (DAHP) <Lance.Wollwage@dahp.wa.gov>; Macrae, James (DAHP) <James.Macrae@dahp.wa.gov>; Hanson, Sydney (DAHP) <Sydney.Hanson@dahp.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; DNR RE ARD <ARD@dnr.wa.gov>; DNR RE NORTHEAST REGION <northeast.region@dnr.wa.gov>; Marshall, Jayana (DNR) <Jayana.Marshall@dnr.wa.gov>; DePoe, Patrick (DNR) <Patrick.DePoe@dnr.wa.gov>; Farley, Theresa (DNR) <Theresa.Farley@dnr.wa.gov>
Cc: Michele Flynn <Michele_Flynn@hotmail.com>
Subject: Re: RE Please Review attached and complete Request For Comment prior to JAN 15, 2024

External Email

relevant photos that may be of interest:

From: Dennis Flynn <dpflynn@hotmail.com>
Sent: Thursday, January 11, 2024 12:12 AM
To: rgennett@spokanecity.org <rgennett@spokanecity.org>; tpalmquist@spokanecity.org <tpalmquist@spokanecity.org>; sgardner@spokanecity.org <sgardner@spokanecity.org>; Jones, Garrett <gjones@spokanecity.org>; jkonley@spokanecity.org <jkonley@spokanecity.org>; mduvall@spokanecity.org <mduvall@spokanecity.org>; Garcia, Luis <lgarcia@spokanecity.org>;

schesney@spokanecounty.org <schesney@spokanecounty.org>; habitatprogram@dfw.wa.gov <habitatprogram@dfw.wa.gov>; brook.beeler@ecy.wa.gov <brook.beeler@ecy.wa.gov>; annette.hoffmann@ecy.wa.gov <annette.hoffmann@ecy.wa.gov>; curt.hart@ecy.wa.gov <curt.hart@ecy.wa.gov>; joenne.mcgerr@ecy.wa.gov <joenne.mcgerr@ecy.wa.gov>; mugdha.flores@ecy.wa.gov <mugdha.flores@ecy.wa.gov>; allyson.brooks@dahp.wa.gov <allyson.brooks@dahp.wa.gov>; michelle.thompson@dahp.wa.gov <michelle.thompson@dahp.wa.gov>; michael.houser@dahp.wa.gov <michael.houser@dahp.wa.gov>; jeronimo.rolan@dahp.wa.gov <jeronimo.rolan@dahp.wa.gov>; lance.wollwage@dahp.wa.gov <lance.wollwage@dahp.wa.gov>; james.macrae@dahp.wa.gov <james.macrae@dahp.wa.gov>; sydney.hanson@dahp.wa.gov <sydney.hanson@dahp.wa.gov>; aquaticleasing.rivers@dnr.wa.gov <aquaticleasing.rivers@dnr.wa.gov>; ard@dnr.wa.gov <ard@dnr.wa.gov>; northeast.region@dnr.wa.gov <northeast.region@dnr.wa.gov>; jayana.marshall@dnr.wa.gov <jayana.marshall@dnr.wa.gov>; patrick.depoe@dnr.wa.gov <patrick.depoe@dnr.wa.gov>; theresa.farley@dnr.wa.gov <theresa.farley@dnr.wa.gov>

Cc: Michele Flynn <Michele_Flynn@hotmail.com>

Subject: RE Please Review attached and complete Request For Comment prior to JAN 15, 2024

I am writing to you asking you to please review the Spokane City "FILE NO. Z23-586PPLT", which will more than double the density allowed by even the newly expanded zoning code, building uncharacteristic housing in a long-established neighborhood, on property consisting of nonporous blue basalt that is very difficult to properly manage water drainage, across the street from the wetlands and year-round stream in Drumheller Springs Park, in which is found the blue-tailed salamander and native plant species, and which is an area so historically significant area to the native and indigenous populations that it includes a monument to Chief Garry and has been the subject of recent tribal improvement activities and projects.

Your filing of comments is required by JANUARY 15th, due to the developer slipping this into the process in-between the Christmas and New Year holidays, which may have put your offices slightly behind and unaware of this filing. It is urgent you consider completing a Request for Comments ASAP, before giving up any right to legal recourse.

Thank you in advance for reviewing this email, and I urge you to consider filing a Request for Comment with the City of Spokane before the deadline of January 15, 2024 if you have any area of concern.

Sincerely,

Dennis Flynn

2108 W Euclid Ave

Spokane, WA 99205

From: [Theodore Teske](#)
To: [Owen, Melissa](#)
Cc: [Zappone, Zack](#); [Klitzke, Kitty](#)
Subject: Re: Request for Comments - Ash Place Preliminary Long Plat - Z23-587PPLT - Comments Due 01/15/2024
Date: Monday, January 15, 2024 3:30:42 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Melissa,

Thank you for giving us the opportunity to provide comments on this proposed long plat next to our house during the agency comment period. Overall we support this project based on the need for additional, more diverse housing options in the central part of Spokane. Based on the information provided we have some questions and concern about the site plan, especially the grading and stormwater components and how they may affect our adjacent property. We also have concerns about the site plan and it's conformity with various Spokane Municipal Code requirements for screening, street design and multi-modal transportation accommodation.

I look forward to your and the applicant's response to our questions and the opportunity to comment further when more concrete information is available regarding the grading, geotechnical issues, and site plan. I have CCed our District 3 City Council representatives so they can be in the loop about this project as well.

Please let me know if you have any questions about my comments.

Thank you,
Ted Teske
3138 N. Ash Place
509-990-5082

On Dec 29, 2023, at 10:56 AM, Owen, Melissa <mowen@spokanecity.org> wrote:

Hello,

Please find attached the Request for Agency Comments, General Application, Preliminary Long Plat Application, Proposed Plat Map, SEPA Checklist, Critical Areas Checklist, Narrative, Trip Generation Letter, and Title Report/Subdivision Guarantee for the following project:

Ash Place Preliminary Long Plat (21-lot preliminary long plat for attached housing units processed as a type III application).

File/Application Number: Z23-587PPLT

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

Please note that the preliminary long plat application materials will also be available on the City's project webpage shortly. Visit <https://my.spokanecity.org/projects/>.

Please send all comments to Melissa Owen, Assistant Planner II at mowen@spokanecity.org by **January 15, 2024, at 5PM.**

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>](#)

<RFC_Ash Place_PPLT_29Dec2023.pdf><Ash Place PPLT General Application.pdf><Ash Place Prelim Long Plat Application.pdf><Ash Place PPLT Map.pdf><Ash Place PPLT SEPA Checklist.pdf><Ash Place PPLT Critical Area Checklist.pdf><Ash Place PPLT Trip Gen and Dist Ltr.pdf><Title Guarantee.pdf><Ash Place PPLT Narrative.pdf>

Ash Place Townhomes Comments

From Ted Teske, homeowner
3138 N. Ash Place
January 15, 2024

Thank you for the opportunity to comment I look forward to the City's and Applicant's responses. Overall, we are in favor of the proposed development, however as the adjacent property owner we have some specific questions and concerns that we would like to see addressed and responded to so we can better assess the impacts of the project on our property. I have outlined them below referenced to the sections of the SEPA Checklist.

A. Background

7. Phased Development

Applicants state development may be phased based on market conditions. While they break down the grading, utility, and infrastructure part as one phase, do they mean to say that construction of the actual townhomes could be done in phases as well? And if so, what do they anticipate that may look like? Will they build the buildings along the bluff or the buildings along Ash Place first?

10. Environmental Information

The applicant states they will be providing a "Concept Drainage Report and a Geotechnical Evaluation." These reports are not included with the information for this agency comment period. As the adjacent property owner, I would very much like to see both of these additional reports when they are available to assess any impacts of the grading on our property.

11. Additional Approvals and Permits

They state they may likely need blasting, storm drainage, and street plans and permits. Will these permits have a comment period attached to them? Or will directly adjacent neighbors be made aware of these permit applications when they are filed or when work like blasting is to be done next door?

15b.(1) Stormwater

They are talking about a lot of unknowns related to the geology of the site. I can state that there is water moving not too far underground on the site along the various basalt strata. You can see evidence of regular seepage year-round along the cliffs on the east side of the property adjacent to Ash Street. There are damp mossy areas (even in winter) as well as visible water sheens at various points that turn to frost and ice in the winter.

B. Environmental Elements

1c. Soils on Site

The applicant's response here talks about the results of a geotechnical report for the site. Is this the same report mentioned in section A.10? If so, this report was not included in the information sent with this SEPA Checklist. I would very much like to see this report and the recommendations of the contractor for addressing the onsite conditions.

1e. Grading

They mention only needing to move 2,000cud-5,000cyd of material to grade the site. Having the grading plan available for review is necessary to complete comments on the proposed development. The change in grade along our mutual property line could affect our drainage and require new or modified fencing.

3. Water

3a. Surface Water

The applicant states that the adjacent wetlands and springs are “not connected to any streams or rivers.” But Drumheller springs does drain through the basalt strata to the south of the development site and as indicated previously, there is evidence of sub-surface water movement through the project site and coming out along Ash Street.

3c. Water Runoff

Applicants describe their project in this section as a PUD. We would like to clarify if this project will be developed under Spokane’s PUD ordinances (SMC 17G.070) or not. It also remains for the applicants to adequately describe how they plan to determine the current rate of discharge from the site and how they will monitor compliance with that rate upon completion of their project.

4. Plants

There are maple trees located directly on the property line between the project parcel and the property to the south. There are also wildflowers found on the site including Bitterroot. Finally, there are noxious and invasive weeds located near the property. Drumheller Spring park has Crown Vetch growing throughout it. We would hope that the developers could preserve some of the natural environment along Ash Place where the Bitterroot grows in the natural basalt knobs near the road. These areas could be preserved as they would be if the required setback for the buildings.

5. Animals

In addition to the few checked animals, here is a list of others observed around our property and the adjacent project property:

Birds: Northern Flickers, crows, Magpies, Robins

Mammals: moose, skunks, raccoons, coyotes, squirrels, mice

Other: bull snakes, frogs, salamanders

Applicants state that there are no mitigation measures that could be taken to enhance wildlife, however including pollinator-friendly native plants in their landscaping plan and designing their site lighting to prevent excessive glare for nocturnal migratory birds are both things they could do with their project.

6. Energy and Natural Resources

6a. The applicant states they will be providing natural gas to their development. There is currently no natural gas service to the project parcel or the other homes south of the project

site on Ash Place. Extending natural gas service to these properties will take extensive work in Ash Place. This would create additional construction noise and impacts on area residents. Additionally, the Washington Building Code Council recently adopted new efficiency rules slated to go into effect this spring that may make natural gas an uneconomic option for this development. We encourage the developer to look ahead to future energy infrastructure needs and plan for non-fossil fuel options like planning for solar installation and home batteries.

10. Aesthetics

10a. Tallest Height

Code allows for the tallest height to be 35'. Would that result in a two- or three-story townhouse configuration?

10b. Views

Given that the side setback of the proposed project is just 5', how does the applicant propose to screen the road that dead ends into our property line? SMC 17C.400.030G.2.d calls for an L1 visual screen or 6' wall/fence with L2 see-through screen b/w fence and property line. Additionally, SMC 17C.200.040.B states, "A planting strip of five feet in width shall be provided along all other property lines except where buildings are built with no setback from the property line or where a parking lot adjoins another parking lot."

10c. Reduction of Aesthetic Impacts

Applicant's state they will include walking paths and open spaces in their development to reduce aesthetic impacts, however a review of their site plan shows no walking paths other than the sidewalk required along Ash Place. Furthermore, the only community open space shown are small parcels on the north edge of the property that seem to be designed primarily as stormwater retention swales.

13. Historic and Cultural Preservation

We are encouraged to see the applicants will have an "inadvertent discovery plan" in place while constructing their project since this area was a very significant cultural site for Spokane native peoples. I hope they have been in close consultation with the regional tribal governments to determine how best to proceed with caution.

14. Transportation

14d. New Improvements

Applicant's plan calls for the creation of a new alley on the site for access to the townhomes. We have some questions about this based on the City's Pre-development meeting on this project in March 2023 and the requirements of the Spokane Municipal Code.

Comments from the Engineering Department in March 2023 stated, "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)." Also, "The proposed access must meet street standards (Section 17H.010.090 Private Streets and Private Access)." Additionally, from the Traffic Engineer at the March 2023 Pre-dev meeting:

“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.”

Has City signed off on plan to have alley-only access with no pedestrian access?

We would encourage the City to make sure the proposed access road meets the City’s Complete Street standards and consider (as per the Comprehensive Plan) the needs of multi-modal users including pedestrians and cyclists. City code clearly does not envision creating access to so many residential units using just an alley. City code calls for a standard street design with facilities and features for all modes of transportation.

If this is going to be designated as an alley (which it shouldn’t based on the above), we must also consider the requirements of 17H.010.130 including:

- A: “alleys shall be provided at the rear or side of lots.”
- C: “designed with adequate turn-around facilities or alternative connections acceptable to the director of engineering services at the dead-end.”
- E: “Public alleys shall be located in public right-of-way. If public utilities are to be located in an alley, the alley must be located in public right-of-way.”
- H: “Unless specifically approved by the city fire department, alleys are not considered a fire access.”

There are lots of questions about how their alley design and their utilities plan meet these requirements. When you really look at it, this is not an alley, this is a cul-de-sac. Which our code also says should not be created unless absolutely necessary. This perhaps should be a loop road through the parcel with an entrance and an exit.

In regards to fire 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.

16. Utilities

Will each unit in the development have its own waste and recycling bins? Or is the plan to have a dumpster or some other large collection device on site for residents? If the latter, where will that be located on site as it is not designated on the provided site plan.

From: [Stacie Collier](#)
To: zzapone@spokanecity.org; [Klitzke, Kitty](#); [Wilkerson, Betsy](#); [Byrd, Giacobbe](#); [Ocheltree, Nicolette](#); [Owen, Melissa](#); audubondownriver@gmail.com
Subject: OPPOSE the 21-unit development on North Ash Place in my residential neighborhood
Date: Sunday, January 21, 2024 11:30:45 AM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

I have serious concerns with a planned development in my neighborhood on the 3200-block of North Ash Place. This one development will more than double the number of housing units on the dead-end street that is Ash Place + Euclid Ave, adjacent to Drumheller Springs Park. Drumheller Springs is a natural-area park, with wetlands, wildlife, and is an historical site for the native tribes, including a monument to the school started by Chief Garry. Access for Emergency vehicles, especially to the development on the East side of the lot will be severely limited. Additionally the development is for a housing type, elevation, and style that is out of character for this neighborhood and will require the Hearing Examiner to allow a deviation to allow even more dense zoning than the lenient expansion the Council already allowed for with recent changes in the Spokane Municipal Code. I understand this development is on its way to the hearing examiner and I am in opposition to it proceeding as planned. While I understand the need for additional housing in Spokane, I am opposed to an out-of-character townhouse development; instead I would like to see the development of detached houses that are in-character with the neighborhood.

Sincerely,

Stacie Collier, 99205

From: gegjes@yahoo.com
To: Zappone, Zack; klitzke@spokanecity.org; Wilkerson, Betsy
Cc: Byrd, Giacobbe; Ocheltree, Nicolette; Owen, Melissa; audubondownriver@gmail.com
Subject: OPPOSE the 21-unit development on North Ash Place in my residential neighborhood
Date: Monday, January 22, 2024 12:04:00 PM

[CAUTION - EXTERNAL EMAIL - Verify Sender]

RE: OPPOSE the 21-LotTownhome Development on Ash Place

I am writing to document my opposition to the 21-Lot Townhome Project proposed for development in my neighborhood. While Whipple Consulting's proposal might be technically allowable or legal, call it what you may, it is in no way proposed for the betterment of me or my existing neighborhood. Please note that a growing number of other nearby residents feel similarly (see other recently submitted letters of concern).

My concerns are numerous, ranging from pedestrian safety and traffic congestion to predictable reduction in property values. And while I recognize Spokane's need to increase affordable housing, I disagree with allowing so much of it to be concentrated across the street from such a unique area – Drumheller Springs Park. The indigenous peoples' cultural and historical significance of this area and park is well documented; over-development as proposed would be working at cross-purpose to the decades - long effort to restore and protect Drumheller's natural habitat – think flowers, plants, wildlife, wetlands, and relationships with Native peoples.

While I will defer to subject matter experts for greater detail regarding anticipated negative impacts of the proposed development, please consider what I believe to be my commonsense concerns. Driving in the early morning and late afternoon is already hazardous, trying to get on and off the Ash-Maple one-way corridors, and alternate use of side streets is not safe for drivers or for student pedestrians. I understand that the project proposal includes on-site parking but realistically most residents drive multiple vehicles and seasonal clearing of leaves and snow on Ash Place will be hampered by extra on-street parking. Last, not least, take a look at the surrounding homes and ask yourself if you would want a comparatively gigantic building built in your neighborhood if you also lived here.

This project as proposed is inconsistent with our existing neighborhood and would be conspicuously out-of-place. And, if it were proposed to be built across the street from say, Manito Park, I doubt it would be allowed.

Thank you for your consideration of this input.

Sincerely,
Joseph E Shields
1816 W Liberty
Spokane WA
99205

509 998-7218