

## Palmquist, Tami

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**From:** Michael Moore <Michael@michaelmooreconsult.com>  
**Sent:** Friday, April 12, 2019 3:07 PM  
**To:** Palmquist, Tami  
**Subject:** Deep Pine Overlook Comment  
**Attachments:** TP-041219 Deep Pine Overloo.PDF

Tami:

Please find attached our comments on the Deep Pine Overlook proposal.

The end of February the Latah Hangman Creek Neighborhood Council held a day long planning retreat to set priorities and directions. We had a very good turnout of representatives from all parts of the neighborhood. Among the 15 topics prioritized for actions many of them were related to issues associated with this project. Specifically, the lack of infrastructure to support the current residents, the continued tragic carnage along highway 195, the overwhelming desire to preserve the natural, historic, and social character of the neighborhood, and the appalling poor standards of public communication and input.

These conditions have reached a level of frustration that residents are beginning to discuss what can be done to create a moratorium on any future development until the City the conditions of the current and predicted needed infrastructure have been independently asked and answered.

Thank you for getting this information out to us--it is deeply appreciated as has been your responsiveness and clarity.

With best regard,  
Michael & Libby Moore



Michael Moore Consulting  
509.654.2964  
Michael@michaelmooreconsult.com

April 12, 2019

Tami Palmquist, Principal Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329  
VIA EMAIL: [tpalmquist@spokanecity.org](mailto:tpalmquist@spokanecity.org)

RE: Deep Pine Overlook Development (Z16-985SCUP)

Dear Ms. Palmquist:

This project needs to be denied at this time. Proceeding with this design will increase traffic related fatalities and injury, and property loss. In addition, the project will irrepealably destroy one of the City's most unique and historic neighborhoods and natural areas.

The materials you have provided demonstrate a woefully inadequate process—out dated, inadequately vetted and poorly communicated. Key documents related to the life safety, like the traffic study are nearly a decade old, partially done in pen and ink by a company that no longer exists, and not even based on current road and highway designs or current and projected traffic conditions.

As the application demonstrates, the public input process appears to have been cynically manipulated to avoid neighborhood engagement. It is telling that of the existing supportive comments all are from people living outside of the Latah Hangman Neighborhood and can be accurately characterized as recreational enthusiasts or their tax-exempt champions.

The City does not currently fully fund and support the neighborhood's existing infrastructure needs. Fire station and equipment investments have gone unfunded, putting life and property at risk. Park and public lands are overgrown, seldom policed, and as they are unfit for their intended use, have become a magnet for misuse. Sidewalks and streets are unmaintained, often even unpaved, and far below the rhetorical standards the City sets in its marketing materials.

In recent years the City has wisely evolved its thinking regarding density and concentration of services. In light of these great steps forward this ancient and outdated project should be put to rest. The developer seeks to off load on to the neighborhood and city the true and staggering costs of his project—i.e., threats to life, safety, the degradation of water and natural resources.

It is not acceptable. We can do better than this.

Sincerely,

A handwritten signature in black ink that reads "Michael & Elizabeth Moore". The signature is written in a cursive, flowing style.

Michael & Elizabeth Moore  
2124 West 15<sup>th</sup> Avenue  
Spokane

## **Palmquist, Tami**

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**From:** Steve Adams <steveadams7862@comcast.net>  
**Sent:** Friday, April 12, 2019 2:02 PM  
**To:** Palmquist, Tami  
**Subject:** Pilcher Development

Tami,

I am apposed the this development for a multitude of reasons that include the impact on wildlife (eagle nesting area), loss of farm land that is also a possible prime conservation area, and the traffic problems that already exist on SR 195 that will be complicated by the increased traffic.

It seems that the traffic study was done in 2011 and due for an update...?

Thanks for your consideration,

Steve Adams  
1102 S Spruce  
Spokane, WA 99224

## **Palmquist, Tami**

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**From:** Terese Palaia <teresepalaia@gmail.com>  
**Sent:** Friday, April 12, 2019 3:48 PM  
**To:** Palmquist, Tami  
**Subject:** Z16-985SCUP

Hi Tami,

I am writing to request that this development be put on hold until the community has more up-to-date and accurate information about it- in particular the impacts to an already extremely dangerous section of Highway 195. In addition to concerns about traffic, the proposed development's proximity to Hangman Creek seems downright irresponsible. I'm not sure what EIS has been requested but it seems to me that it should be quite extensive.

Thank you,

Terese Palaia  
25 E Stutler Rd  
Spokane WA 99224

## **Palmquist, Tami**

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**From:** debnjer@frontier.com  
**Sent:** Friday, April 12, 2019 11:19 AM  
**To:** Palmquist, Tami  
**Subject:** Deep Pine Overlook, Z16-985SCUP, and the municipal code we shared above: SMC 17G.080.070(B).

'We at Friends of the Bluff continue to work with the City of Spokane, developer John Pilcher, and all groups and people who have a vested interest in what happens here to do all we can to ensure planned, viable, and appropriate general public access via this new neighborhood. We have not received agreement for this type of access to date. According to Angel Spell, Assistant Director of Natural Resources, the City of Spokane Parks and Recreation Division has expressed its support of access to the park through this development and will recommend to the Hearing Examiner, via the city planner's staff report, that this happen.

We fully support the total access to the park.  
Thank You.  
Jerry Tiano and Debbie O'Donnell  
3214 S. Manito Blvd  
Spokane, Wa 99203

## **Palmquist, Tami**

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**From:** Marit Fischer <Marit@maritfischer.com>  
**Sent:** Friday, April 12, 2019 12:10 PM  
**To:** Palmquist, Tami  
**Cc:** Spell, Angel  
**Subject:** Friends of the Bluff official comments on Deep Pines Overlook  
**Attachments:** FOB\_Comment\_andExhibits\_For\_DeepPineOverlook\_Z16-985SCUP.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello, Tami.

Please find attached the official submission from Friends of the Bluff, including comments and exhibits, regarding the Deep Pines Overlook.

Thank you very much for receiving them and passing them along to the Hearing Examiner.

Sincerely,

Marit Fischer  
Secretary, Friends of the Bluff



To: Tami Palmquist  
From: Friends of the Bluff  
Re: Deep Pines Overlook Z16-985SCUP – Final comment for the consideration of the Hearing Examiner

Friends of the Bluff is a nonprofit organization that supports good stewardship and recreational access to High Drive Bluff Park. We have broadly disseminated information about the proposed Deep Pines Overlook development and the feedback we are receiving supports improving access to the Park from the West.

Per SMC 17G.080.070(B)(3) this application must provide adequate provisions for public access. Friends of the Bluff humbly offers this letter to help define our interpretation of what adequate access could look like.

Friends of the Bluff recommends:

1. A trail within an easement that encircles the West side of the development, from the NE corner to the SE corner.
2. Access to pedestrians and bicycles from Highway 195 across the bridge going into the development.
3. An easement on the Eastern edge of the property to allow continued use of an existing trail.

Our recommendations provide access to High Drive Bluff trails in a manner that:

- Helps the development comply with the statutory requirements for public access in the municipal code as defined in SMC 17G.080.070(B)(3).
- Avoids disruption to future residents of the development by traversing around the development rather than through the development.
- Keeps all trails on public land or on easements so that no trespassing is required.
- Will endear the development to adjacent neighborhoods such as Latah/Hangman and Grandview/Thorpe by providing access without requiring one to drive several miles around the park to the trailheads along High Drive on the South Hill.

Here are additional details on our recommendations:

Recommendation 1: A trail and easement from the NE to SE corners of the development

- The trail crosses the road entering the development near the entrance, where a turnaround is located. The trail will be scenic, going to the North and to the South in the buffer zone next to the Creek. See the blue dotted line on Exhibit B.
- This trail will enable users entering the system from the West to connect to the High Drive Bluff trails to the North and to the South of the development.

- In order have “adequate provision for public access”, trails need to be on public property or on easements.<sup>1</sup> We recommend the easement area shown in yellow on Exhibit A.
- In order to keep the trail off the WSDOT land to the South, we recommend a route shown on Exhibit C. This route also avoids steering trail users onto the decommissioned and restored roadway that was illegally constructed in April of 2017.
- Public access within the Shoreline Buffer Zone should fulfill the public access statute defined in 17E.060.280(D)(1).<sup>2</sup>
- We believe the Habitat Management Plan for this application may need to be amended for the inclusion of trails within the shoreline buffer zone. This would provide a true enhancement of the trail network and would lead to conformance of the Physical and Visual Public Access statute.

Recommendation #2: Provide access across the bridge

- Access from Highway 195 to High Drive Bluff Park trails along the bridge is critical in connecting the Latah/Hangman neighborhood to adjacent park property.
- This access helps the development meet municipal code.<sup>3</sup>

Recommendation #3: Provide an easement near the East boundary of the property.

- We propose that an easement be granted on the Eastern edge of the property to allow continued use of an existing trail that appears to be parallel to and just inside the East boundary of the property.

We respectfully urge the Hearing Examiner to accept our recommendations. These aim to ensure quality public access to Spokane's parks as prescribed in municipal code.

We hope to stay in communication with all parties as this development proposal moves forward so that we can continue to inform Bluff users.

Thank you for considering our comments.

Friends of the Bluff Board

Phil Larkin (pslarkin@gmail.com)  
 Pat Keegan (pkeegan610@gmail.com)  
 Julie Pomerantz (jpomerantz@mwlaw.com)  
 Marit Fischer (marit@maritfischer.com)  
 Nigel Davies (nigel.geopolo@gmail.com)  
 Gina Gendusa (rgendusa@gmail.com)

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<sup>1</sup> Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands.17G.080.070(B)(3)

<sup>2</sup> Where a new development activity will create increased demand for public access to the shoreline, the development shall provide public access proportional to the degree of impact as mitigation.17E.060.280(D)(1)

<sup>3</sup> Circulation systems shall be designed to enhance interconnectivity with adjacent developed and undeveloped properties. Section 17G.070.145(B)(5)

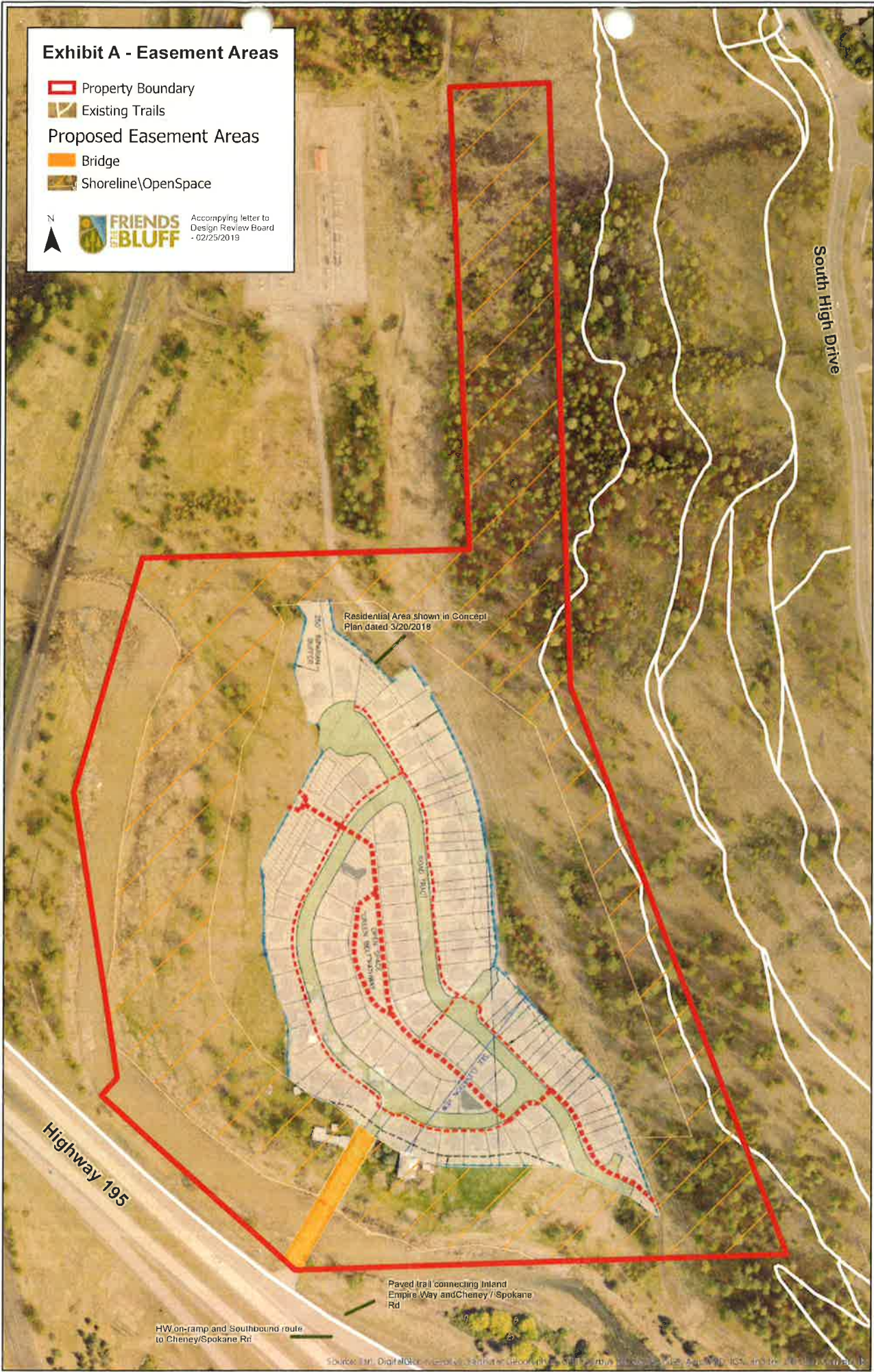


# Exhibit A - Easement Areas

-  Property Boundary
-  Existing Trails
- Proposed Easement Areas**
-  Bridge
-  Shoreline/OpenSpace



Accompanying letter to  
Design Review Board  
- 02/25/2019



Residential Area shown in Concept  
Plan dated 3/20/2018

South High Drive

Highway 195





Paved trail connecting Inland  
Empire Way and Cheney /Spokane  
Rd

HW on-ramp and Southbound route  
to Cheney/Spokane Rr

Source: 131, DigitalGlobe, GeoEye, Earthstar (GlobalVista), CNR, USDA, AeroGRID, IGN, and the GIS User Community

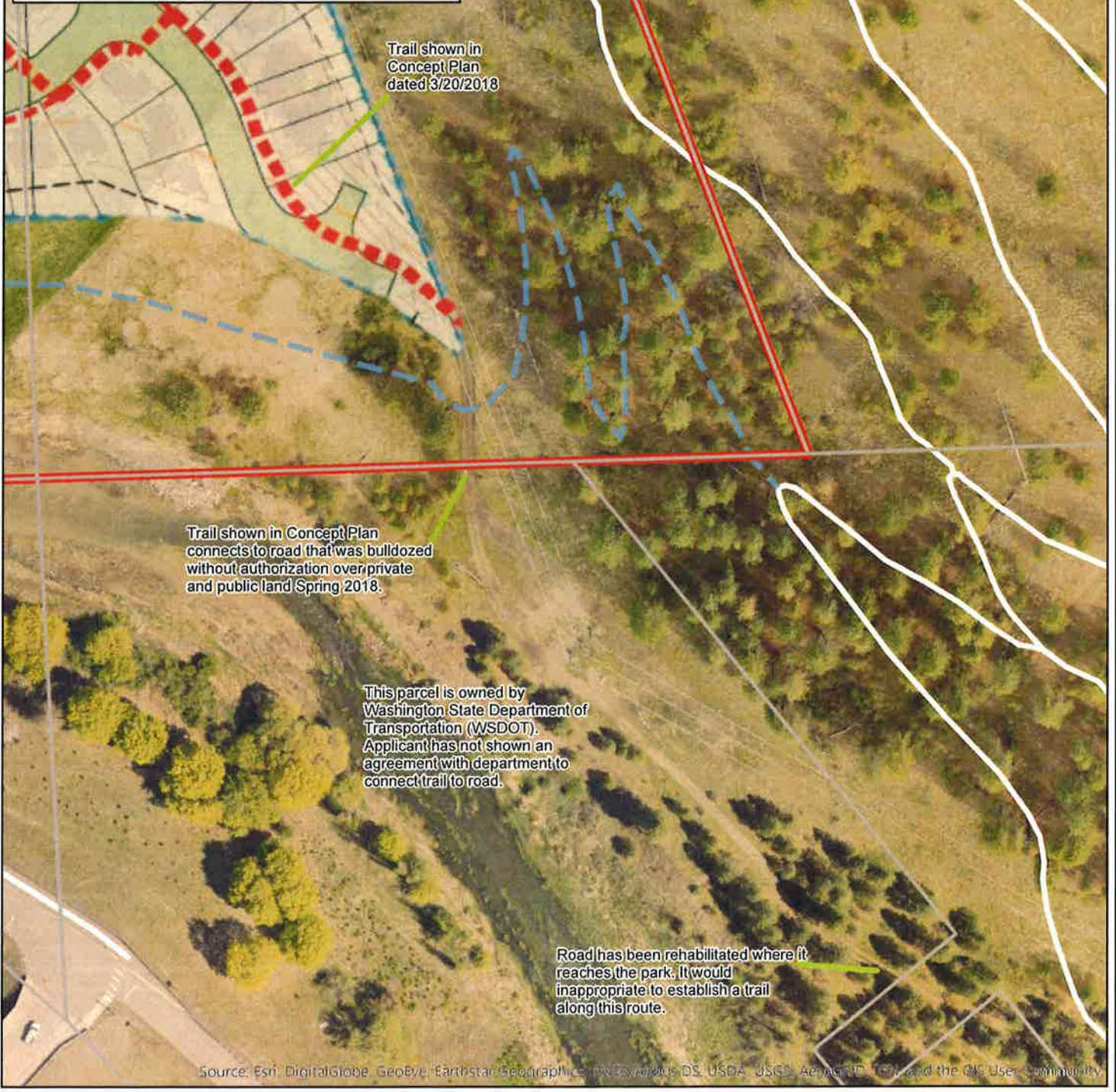


# Exhibit C - Connection

-  Parcels
-  Property Boundary
-  Proposed Trail
-  Existing Trails



Accompanying letter to  
Design Review Board  
- 02/25/2019



Trail shown in  
Concept Plan  
dated 3/20/2018

Trail shown in Concept Plan  
connects to road that was bulldozed  
without authorization over private  
and public land Spring 2018.

This parcel is owned by  
Washington State Department of  
Transportation (WSDOT).  
Applicant has not shown an  
agreement with department to  
connect trail to road.

Road has been rehabilitated where it  
reaches the park. It would  
inappropriate to establish a trail  
along this route.

## **Palmquist, Tami**

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**From:** Yount, Vicki <yount@gonzaga.edu>  
**Sent:** Thursday, April 11, 2019 4:34 PM  
**To:** Palmquist, Tami  
**Cc:** pslarkin@gmail.com; Eichstaedt, Rick; Loomis, Kaitlin Lee  
**Subject:** Comments on "Deep Pine Overlook" File No. Z16-985SCUP  
**Attachments:** 190411 - Letter to Tami Palmquist re Comments on "Deep Pine Overlook" File No. Z16-985SCUP.pdf

Good Afternoon, Ms. Palmquist

Attached is a letter regarding Comments on "Deep Pine Overlook" File No. Z16-985SCUP.

RESPECTFULLY,

**VICKI L. YOUNT**  
Paralegal  
Clinical Law Program  
[yount@gonzaga.edu](mailto:yount@gonzaga.edu)

PHONE EXT. 3788  
[www.gonzaga.edu](http://www.gonzaga.edu)

**GONZAGA**  
UNIVERSITY

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LARRY A. WEISER  
MARK E. WILSON  
*Emeritus*

April 11, 2019

**SENT VIA EMAIL to:**

[tpalmquist@spokanecity.org](mailto:tpalmquist@spokanecity.org)

[pslarkin@gmail.com](mailto:pslarkin@gmail.com)

Planning and Development  
Attn: Tami Palmquist, Principal Planner  
808 West Spokane Falls Boulevard  
Spokane, Washington 99201-3329

**RE: Comments on "Deep Pine Overlook" File No. Z16-985SCUP**

Dear Ms. Palmquist:

Thank you for accepting these comments on behalf of University Legal Assistance in regard to the application for a PUD, Preliminary Plat, and Shoreline Conditional Use Permit for Deep Pine Overlook. The application would grant the developer the ability to develop a private subdivision, blocking the public from accessing High Drive Bluff Park from near Hangman Creek and the West of Highway 195.

### Discussion

SMC 17G.080.070(B) states that when a PUD is combined with a long plat, that the requirements of chapter 17G.080 of the SMC (governing subdivisions) are required to be met. Under the subdivision design chapter, the PUD is required to comply with, it is stated that adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision is adjacent to such lands. Here, the applicant is failing to follow the requirements of the SMC in regard to PUDs by not providing adequate provisions for public access to High Drive Bluff Park.

Under the general purpose section on PUDs, the Spokane Municipal Code ("SMC") provides that the PUD should include "[d]esign that facilitates the efficient use of land, ... transportation alternatives that promotes pedestrian, bicyclist and public transit." SMC 176.070.010(A)(3). Additionally, under this section, in regard to open space, the SMC provides another purpose of the planned unit development provisions is "[t]o acquire, operate, enhance and protect a diverse system of parks, trails, [etc]..." SMC 176.070.010(A)(5). With Deep Pine Overlook, these purposes relating to the PUD are not being met. The public will be denied their use and enjoyment of High Drive Bluff Park with the creation of yet another subdivision in Spokane. Deep Pine Overlook should be required to allow the public to access to High Drive Bluff Park.

*"Gonzaga Law students pursuing justice. Finding solutions."*

Further, per SMC 17G.070.030(E), a developer is required to devote at least 10% of the gross area of the project to open space that must be fully accessible to the residents, employees, visitors, and/or other users of the site. This standard cannot be reduced by a variance. Here, Deep Pine Overlook should part of that 10% of open space to a trail for the public to use to access the public land that is High Drive Bluff Park.

Deep Pine Overlook does not abide by the goals of the Comprehensive Plan that the applicant says it does. Specifically, the applicant claims, on the Revised PUD application, that this project meets PRS 3.1 Trails and Linkages and PRS 5.1 and 5.6 concerning recreational opportunities that are easily accessible to all citizens of Spokane. The applicant will be doing the opposite of the Trails and Linkages goals by making access to High Drive Bluff Park more difficult.

Moreover, under SMC 17G.070.135, regarding Compatibility with surrounding areas, section (A) provides that a reasonable level of compatibility to the surroundings public recreation areas should be achieved. Here, it is not reasonable for the applicant to deny the public access to public lands.

Preliminary plat approval criteria state that prior to the approval of the plat application, the hearing examiner shall find the application to be in the public interest and use. SMC 17G.080.050(E). Here, Deep Pine Overlook is not currently a plat that would be in the public interest or for public use. This project benefits a small number of individuals and harms everyone who would desire access to High Drive Bluff Park.

SMC 17G.070.145 (B) provides that 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. Here, the applicant could easily abide by this requirement of the municipal code by connecting a public trail to public lands that his development would be blocking.

In the preliminary long plat application, the applicant states, “the proposal contains open space totaling more than ½ of the property. These open spaces will provide the homeowners and the general public with access to the shoreline area and will serve to connect the development to the existing city-owned open space in the upland areas as well. Further that the project will incorporate trail systems in the shoreline area and will provide connectivity to the immediately abutting City Park trails to the east.”<sup>1</sup> Here, the applicant is only providing access to the public lands to the fortunate few living in the Deep Pine Overlook development – not the general public as asserted.

Lastly, the applicant has a duty under SEPA to fully evaluate the impacts of the maximum potential development of the property impacted by its creation and use of the subdivision, including known proposals and modifications. This must encompass the entirety of the lands impacted by the proposals and modifications. It is not enough for the applicant to defer analysis to some later time when a specific proposal arises – this ignores the requirement to consider the cumulative effects of the action. The purpose of the SEPA checklist is “to provide the information to ... the agency, identify impacts ... and to help the agency decide whether an EIS is required.” WAC 197-11-960. Further, SEPA is meant to “provide decisionmakers and the public with information about potential impacts of a proposed action.” *Glasser v. City of Seattle*, 139 Wash. App. 728, 736, 162 P.3d 1134, 1138 (2007). Here, the SEPA checklist and the applicant fail to discuss the impacts of the changes to the bridge over Hangman Creek

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<sup>1</sup> See Deep Pine Overlook Long Plat Application at 3.

and the effects from increased use of the bridge, thereby the application is not complete. The SEPA documents must consider the development of the bridge, which is a component of the overall project. It cannot be segmented out to avoid full disclosure of impacts.

SEPA further requires the applicant to demonstrate environmental impacts were considered in a manner sufficient to amount to prima facie "compliance with the procedural requirements of SEPA." *Sisley v. San Juan County*, 89 Wn.2d 78, 64, 569 P.2d 712 (Wa. 1977). SEPA regulations specifically require the applicant to "carefully consider the range of probable impacts, including short-term and long-term effects" of a proposal. WAC 197- 11-060(4)(c). While the law provides some flexibility in the level of detail necessary in the review of a non-project action, *see e.g.*, WAC 197-11-442(2), there is nothing authorizing the applicant to turn a blind eye to the impacts of a known modification to a bridge relating to the creation of the development.

While SEPA does not require the applicant to evaluate a laundry list of unrelated environmental considerations, it does require that the applicant evaluate probable significant environmental impacts. WAC 197-11-402 (1). Here, the applicant made no effort to look the impacts of the modifications to the bridge and more frequent use as required by SEPA. Accordingly, the SEPA checklist must be struck and remanded to the applicant to properly disclose bridge-related impacts.

In conclusion, the applicant has not met the requirements of the Comprehensive Plan, the Spokane Municipal Code, or SEPA. This application should be modified to include public access to High Drive Bluff Park as secured through a public access easement that secures travel over the bridge at Hangman Creek and through undeveloped property to trails on city property, and a proper SEPA analysis of the development should be conducted. The applicant should meet the criteria of securing legal access by filing an access easement with the county recorder's office.

Sincerely,

UNIVERSITY LEGAL ASSISTANCE



Kaitlin Loomis  
Law Clerk



Rick Eichstaedt  
Supervising Attorney

KL/rke/vly

## **Palmquist, Tami**

---

**From:** Julie Pomerantz <jpomerantz@mwlaw.com>  
**Sent:** Wednesday, April 10, 2019 7:33 PM  
**To:** Palmquist, Tami  
**Subject:** Deep Pine PUD - Pilcher Property

Hi Tami,

Although admittedly I would prefer public acquisition and conservation of this property, I think that ship has sailed. So, if that is not possible, it is critical that public access, true public access to any and all that choose to use it and not just residents of the PUD, to the High Drive Bluff be provided in perpetuity. The location of this property, and the bridge accessing it, make it a crucial access route to the Bluff. This is the best access point for the Latah/Hangman neighborhood, and because it sits next to I-195, it is the most convenient access for all residents west of Highway 195, from the highway and the West Plains, as well as visitors traveling into Spokane from the South or West on I-195 or I-90.

This PUD/development must conform with SMC 17G.080.070(B)(C) which states that *Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands.(1)*

There is no qualifier on public. The plain language means: *of or concerning the people as a whole*. This means all who come to use the trail, whether they live in the PUD or not. Here, the PUD will be build adjacent to the South Hill Bluff Park, open space that belongs to city/parks. Thus, this PUD must provide adequate provisions for public access to the Bluff or access for all.

A trail system developed strictly for private use that prohibits public access to public park land would be unacceptable. Clearly, it would benefit the public and the citizens of the PUD to have increased accessibility along the shoreline. A publically accessible trail from the bridge to the city park, i.e. the Bluff, would be an amenity for the PUD and the public. This proposal provides a mutually beneficial outcome.

I encourage the city and parks to take a stand for conservation and access and act according to local law.

Sincerely,

**JuliePomerantz**  
912 W. 32<sup>nd</sup> Ave

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## **Palmquist, Tami**

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**From:** Austen White <campaigns@good.do>  
**Sent:** Friday, April 12, 2019 5:25 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Austen White  
Spokane, Washington, 99223, United States

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This email was sent by Austen White via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Austen provided an email address (austenwhite@gmail.com) which we included in the REPLY-TO field.

Please reply to Austen White at austenwhite@gmail.com.

To learn more about Do Gooder visit [www.dogooder.co](http://www.dogooder.co) To learn more about web protocol FC 3834 visit: [www.rfc-base.org/rfc-3834.html](http://www.rfc-base.org/rfc-3834.html)

## Palmquist, Tami

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**From:** Matt Vielle <campaigns@good.do>  
**Sent:** Friday, April 12, 2019 4:14 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

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Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Matt Vielle  
Spokane, Washington, 99203, United States

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This email was sent by Matt Vielle via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Matt provided an email address (matt@hamiltonstudio.com) which we included in the REPLY-TO field.

Please reply to Matt Vielle at matt@hamiltonstudio.com.

To learn more about Do Gooder visit [www.dogooder.co](http://www.dogooder.co) To learn more about web protocol FC 3834 visit: [www.rfc-base.org/rfc-3834.html](http://www.rfc-base.org/rfc-3834.html)

## Palmquist, Tami

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**From:** Katrina Ledgerwood <campaigns@good.do>  
**Sent:** Friday, April 12, 2019 3:37 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

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Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

The trail holds such value for myself, family and friends including biking, hiking, trail running and quality time with my pup and family as the trail is one mile from my house.

Yours sincerely,  
Katrina Ledgerwood

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This email was sent by Katrina Ledgerwood via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Katrina provided an email address (ksaiia@yahoo.com) which we included in the REPLY-TO field.

Please reply to Katrina Ledgerwood at ksaiia@yahoo.com.

To learn more about Do Gooder visit [www.dogooder.co](http://www.dogooder.co) To learn more about web protocol FC 3834 visit: [www.rfc-base.org/rfc-3834.html](http://www.rfc-base.org/rfc-3834.html)

## Palmquist, Tami

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**From:** Erendira Cruz <campaigns@good.do>  
**Sent:** Friday, April 12, 2019 2:40 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Dear City Administrators,

Thank you for your careful consideration of the Deep Pine Overlook PUD application.

I respectfully ask you to uphold the statutes of the Spokane Municipal Code which protect public access to parks(1).

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,

Erendira Cruz

Spokane, Washington, 99207, United States

---

This email was sent by Erendira Cruz via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Erendira provided an email address (enzcrz@yahoo.com) which we included in the REPLY-TO field.

Please reply to Erendira Cruz at [enzcrz@yahoo.com](mailto:enzcrz@yahoo.com).

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## Palmquist, Tami

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**From:** Brian Doty <campaigns@good.do>  
**Sent:** Friday, April 12, 2019 2:34 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Brian Doty  
Spokane, Washington, 99203, United States

---

This email was sent by Brian Doty via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Brian provided an email address (bdoty43@gmail.com) which we included in the REPLY-TO field.

Please reply to Brian Doty at [bdoty43@gmail.com](mailto:bdoty43@gmail.com).

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## Palmquist, Tami

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**From:** Ross Blevins <campaigns@good.do>  
**Sent:** Friday, April 12, 2019 2:04 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Ross Blevins  
Spokane, Washington, 99201, United States

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This email was sent by Ross Blevins via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Ross provided an email address (ross.blevins13@gmail.com) which we included in the REPLY-TO field.

Please reply to Ross Blevins at ross.blevins13@gmail.com.

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## Palmquist, Tami

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**From:** Forrest Duba <campaigns@good.do>  
**Sent:** Friday, April 12, 2019 1:53 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Forrest Duba

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This email was sent by Forrest Duba via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Forrest provided an email address (forrestduba@gmail.com) which we included in the REPLY-TO field.

Please reply to Forrest Duba at forrestduba@gmail.com.

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## Palmquist, Tami

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**From:** Mason Smith <campaigns@good.do>  
**Sent:** Friday, April 12, 2019 1:24 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Mason Smith

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This email was sent by Mason Smith via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Mason provided an email address (masonsmithworks@gmail.com) which we included in the REPLY-TO field.

Please reply to Mason Smith at masonsmithworks@gmail.com.

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## Palmquist, Tami

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**From:** Brett Hysell <campaigns@good.do>  
**Sent:** Friday, April 12, 2019 1:15 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

As a mountain biker and hiker, it would be nice to have additional access to the bluffs. After a ride or hike I like to visit a local restaurant for lunch or dinner. Additional access points will benefit businesses nearby.

Yours sincerely,  
Brett Hysell

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This email was sent by Brett Hysell via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Brett provided an email address (zeitgeistanon@hotmail.com) which we included in the REPLY-TO field.

Please reply to Brett Hysell at zeitgeistanon@hotmail.com.

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## **Palmquist, Tami**

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**From:** Dr. G <davidgravesnd@gmail.com>  
**Sent:** Friday, April 12, 2019 10:43 AM  
**To:** Palmquist, Tami  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello,

I have been a Spokane resident on South Hill for the last 10 years. My kids and I often enjoy the open space, including the bluff area. I'd like to weigh in on Deep Pine Overlook PUD application. I'm urging Spokane authorities to prioritize quality of life for our city by supporting access to our open spaces.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Thank you for all your efforts!

Sincerely,  
David Graves  
509-730-5248

## Palmquist, Tami

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**From:** Sarah Storm <campaigns@good.do>  
**Sent:** Friday, April 12, 2019 11:39 AM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Sarah Storm  
Hayden, Idaho, 83835, United States

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This email was sent by Sarah Storm via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Sarah provided an email address (stormsarah@outlook.com) which we included in the REPLY-TO field.

Please reply to Sarah Storm at stormsarah@outlook.com.

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## Palmquist, Tami

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**From:** Patrick Lipsker <campaigns@good.do>  
**Sent:** Friday, April 12, 2019 11:45 AM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Patrick Lipsker  
Spokane, Washington, 99203, United States

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This email was sent by Patrick Lipsker via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Patrick provided an email address (plipsker@yahoo.com) which we included in the REPLY-TO field.

Please reply to Patrick Lipsker at plipsker@yahoo.com.

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## Palmquist, Tami

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**From:** Michael Moore <Michael@michaelmooreconsult.com>  
**Sent:** Friday, April 12, 2019 12:11 PM  
**To:** Al Fein; Bob Lawrence (boblaw7@hotmail.com); Bruce Caroon; CHARLENE FAORO; Cheryl Galbreath; Cheryl Milleer; chris@kopconstruction.com; dcmcginley@mindspring.com; Diane Flynn; Diane Riser; Ed Hart (edgarhart777@gmail.com); Emmet Morris; Eugene Keam; Jeanie Haskell (jeanhskll@gmail.com); Jim Schrock (jim@earthworksrecycling.com); Katherine Fritchie (kfritchie@gmail.com); Lee Poquette; Lesley Selby; Libby Moore (mmoorree@msn.com); Michael Moore; Michelle Mullin (memkop@icloud.com); Mike Cressey; Monica Betucci; Nancy Isaacson; Pat Davidson (pj davidson02@gmail.com); Pat&Pat (patsquared@hotmail.com); Rick Freehan (r\_cfreehan@hotmail.com); Shaun Smith; steve@adamsglassworks.com; Terese Palaia; Travis Dewey; ttelcox@yahoo.com; Snider, Ty; Whitney Jacques  
**Cc:** Palmquist, Tami  
**Subject:** FW: Notice of Hearing  
**Attachments:** REVISED Notice of App and Public Hearing Instructions.docx.pdf; JRP Land Long Plat Notification Map (3).pdf

If you have concerns about this development in Vinegar Flats it is important to submit them in writing by 5:00 pm today. You can do this by emailing Tami Palmquist at the City Planning Department at Tami Palmquist. You can do this by emailing her at [tpalmquist@spokanecity.org](mailto:tpalmquist@spokanecity.org)

Unless you have submitted written comments or attended the meeting the upcoming meeting on May 2nd you will not be allowed to appeal the decision of the hearing examiner.

Regardless of your position on whether you support this development or not, taking a few minutes to send Tami an email before the end of the day would be important. It can be as brief or as detailed as you wish.

I will copy you on my input on the project.

MM



Michael Moore Consulting  
509.654.2964  
Michael@michaelmooreconsult.com

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**From:** John Pilcher [mailto:johnpilcher@hotmail.com]  
**Sent:** Friday, March 29, 2019 3:04 PM  
**To:** kaihuschke@gmail.com; pj davidson02@gmail.com; Michael Moore <Michael@michaelmooreconsult.com>; mmcsपो@yahoo.com; terrylb@comcast.net; Comstock NHC Chair <comstockneighborhoodcouncil@gmail.com>  
**Cc:** Tamara Palmquist <tpalmquist@spokanecity.org>; taudd Hume <thume@pblaw.biz>  
**Subject:** Notice of Hearing

Dear Kai, Patrick, Michael, Mary, Terry and John,

Attached please find updated notices for the JRP Plat process and hearing. Please reach out with any questions.

Thank you,

John and Taudd

## Palmquist, Tami

---

**From:** David Jeter <campaigns@good.do>  
**Sent:** Friday, April 12, 2019 12:15 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
David Jeter

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This email was sent by David Jeter via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however David provided an email address (djeterpt1@gmail.com) which we included in the REPLY-TO field.

Please reply to David Jeter at djeterpt1@gmail.com.

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## Palmquist, Tami

---

**From:** James Blaine <campaigns@good.do>  
**Sent:** Friday, April 12, 2019 12:31 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application. I grew up on this exact land and the property surround it. In fact, my first memory is being attacked by our Rooster. My dad raised sheep along Latah with Sam Mclure. This was all way back in the early 80s. I witnessed my best friend Brian Estes get married on this property just a few years ago. I know it's been sold already and it seems the land will be developed. 48 acres could lead to almost 400 houses if they are asking for 8 houses per acre. If they are asking for 6 houses, that is 240-300 houses. It would be extremely import to keep open public access to the wonderful Bluff trails. I think it would also be extremely important that this was as public as possible from the onset, so we can avoid situations like the private property owners that fenced off the right away to the bluffs that sit directly behind, south, of the Rocket Market on 42nd.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
James Blaine  
Spokane, Washington, 99204, United States

---

This email was sent by James Blaine via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however James provided an email address (mattblaine13@gmail.com) which we included in the REPLY-TO field.

Please reply to James Blaine at mattblaine13@gmail.com.

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## Palmquist, Tami

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**From:** Robert Hammett <campaigns@good.do>  
**Sent:** Friday, April 12, 2019 1:03 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

I'm sure you're familiar with the form letter below but I wanted to add that I've yet to see anything but praise when public access is considered during development. It's one more way we can highlight what is good about Spokane.

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,

Robert Hammett  
Spokane, Washington, 99208, United States

---

This email was sent by Robert Hammett via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Robert provided an email address (rhammett01@gmail.com) which we included in the REPLY-TO field.

Please reply to Robert Hammett at rhammett01@gmail.com.

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## **Palmquist, Tami**

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**From:** Robert Teal <campaigns@good.do>  
**Sent:** Friday, April 12, 2019 9:14 AM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

How could you fail to demand access for the public? What an oversight. Correct it - serve people, not developers.

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Robert Teal  
Spokane, Washington, 99202, United States

---

This email was sent by Robert Teal via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Robert provided an email address (robertteal@outlook.com) which we included in the REPLY-TO field.

Please reply to Robert Teal at robertteal@outlook.com.

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## **Palmquist, Tami**

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**From:** Russ Reser <campaigns@good.do>  
**Sent:** Friday, April 12, 2019 8:56 AM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Russ Reser  
Spokane, Washington, 99223, United States

---

This email was sent by Russ Reser via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Russ provided an email address (russellreser@hotmail.com) which we included in the REPLY-TO field.

Please reply to Russ Reser at russellreser@hotmail.com.

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## **Palmquist, Tami**

---

**From:** Stephen Garvin <spokanesteve@me.com>  
**Sent:** Friday, April 12, 2019 7:45 AM  
**To:** Palmquist, Tami  
**Subject:** Deep Pine Project

Hello:

I got an email from the Friend's of the Bluff group about this development. As a bike commuter through the Bluff park for many years I am very familiar with this plot of land. Access across Latah Creek in this area has always been a problem so a dedicated public-access bridge crossing that leads to trail access could be a solid improvement.

Like many bluff users - I wish this was being purchased by conservation futures and added to the park but I understand the reality of the situation. It's actually far more critical for the bluff and bluff access that the City deal with the southernly section and add some land parcels there.

Please try to minimize the footprint of the development and if the City is able to ensure we will be able to cross the creek and have access to the bluff trails on both the north and south sections of the development that would be a way to mitigate the impacts of the development for those of use who have been enjoying this open space for decades.

Thanks much,

Steve Garvin  
1620 East 65th Ave.  
Spokane, WA 99223  
(509) 998-3123

## **Palmquist, Tami**

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**From:** Monica Bertucci <campaigns@good.do>  
**Sent:** Friday, April 12, 2019 6:59 AM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Monica Bertucci  
Spokane, Washington, 99224, United States

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This email was sent by Monica Bertucci via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Monica provided an email address (milesbertucci@hotmail.com) which we included in the REPLY-TO field.

Please reply to Monica Bertucci at milesbertucci@hotmail.com.

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## **Palmquist, Tami**

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**From:** Ken Hoekema <kenhoekema@gmail.com>  
**Sent:** Thursday, April 11, 2019 10:17 PM  
**To:** Palmquist, Tami  
**Subject:** Deep pine overlook, South Hill Bluff

I would like to join my voice with many other users of the South Hill Bluffs trail system. I want to show my strong support for requiring public access through any development adjacent to public lands. This type of access should always be required of a developer for the benefit of the community of taxpayers.

Sincerely,

Ken Hoekema

## **Palmquist, Tami**

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**From:** Mark Steward <campaigns@good.do>  
**Sent:** Thursday, April 11, 2019 10:11 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Mark Steward  
Spokane, Washington, 99204, United States

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This email was sent by Mark Steward via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Mark provided an email address (marksteward\_@hotmail.com) which we included in the REPLY-TO field.

Please reply to Mark Steward at marksteward\_@hotmail.com.

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## **Palmquist, Tami**

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**From:** Don Ferris <nature\_bats.last@yahoo.com>  
**Sent:** Thursday, April 11, 2019 10:10 PM  
**To:** Palmquist, Tami  
**Subject:** High Dr. Bluff Park access from west/Deep Pine Overlook Z16-985SCUP

Hi--

Of course you need an access from your tract housing development (have you really approved it?!).

After opening up the base of the bluff right above the old ranch, easily one of the most erosive areas on the bluff, not much more than sand (even the mountain bikes largely stay away from this crummy and dangerous ride--a one-timer ride I reckon) you'll need that access to get the constantly degrading lower trail maintained by altruistic types since you can reasonably expect the lower bluff to be assaulted by all the kids, parents and their dogs you're bringing in to the base of the plateau, trail or no trail. What are you thinking?!

Oh yes, you can say good-bye to the bald eagle pair that have been nesting for years at the bend in the creek a quarter mile downstream. I doubt they'll have much patience with the spike in rowdy foot traffic.

Thanks for ruining this gem (the lower bluff) and the views from the trails above for all (one of Spokane's highlights; you do notice how ugly that island of tract housing south of Yokes is, don't you?). The chorus of dogs barking from below will be little solace in the future; I just hope they're not challenging us on the trail without any owner.

Sincerely, Don Ferris



## **Palmquist, Tami**

---

**From:** Ross Carper <rosscarper@gmail.com>  
**Sent:** Thursday, April 11, 2019 10:06 PM  
**To:** Palmquist, Tami  
**Subject:** Western access to bluff trail, Deep Pine Overlook

Hello,

I agree with my neighbors and friends at "friends of the bluff" that these lands And the wonderful trail system we all love should be accessible through any new development. The ability to enjoy recreation or commute using these trails is a unique asset to our community, and I want all of our neighbors to have as much access as possible.

Ross Carper  
1203 S Oak

## **Palmquist, Tami**

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**From:** Jeremy Jostad <campaigns@good.do>  
**Sent:** Thursday, April 11, 2019 8:47 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Jeremy Jostad  
Cheney, Washington, 99004, United States

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This email was sent by Jeremy Jostad via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Jeremy provided an email address (jeromejostad@hotmail.com) which we included in the REPLY-TO field.

Please reply to Jeremy Jostad at jeromejostad@hotmail.com.

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## **Palmquist, Tami**

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**From:** Barbara Kubesh <campaigns@good.do>  
**Sent:** Thursday, April 11, 2019 6:20 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Barbara Kubesh  
Colville, Washington, 99114, United States

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This email was sent by Barbara Kubesh via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Barbara provided an email address (barbarakubesh@gmail.com) which we included in the REPLY-TO field.

Please reply to Barbara Kubesh at barbarakubesh@gmail.com.

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## **Palmquist, Tami**

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**From:** Rachel Baumann <campaigns@good.do>  
**Sent:** Thursday, April 11, 2019 6:05 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Rachel Baumann  
Spokane, Washington, 99201, United States

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This email was sent by Rachel Baumann via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Rachel provided an email address (Rbaumann74@msn.com) which we included in the REPLY-TO field.

Please reply to Rachel Baumann at Rbaumann74@msn.com.

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## **Palmquist, Tami**

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**From:** Valerie Logsdon <campaigns@good.do>  
**Sent:** Thursday, April 11, 2019 5:25 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

There is essentially no access whatsoever for those of us on this side of the bluff. I love my hikes on the bluff and would definitely use the access through the Deep Pine project.

Yours sincerely,  
Valerie Logsdon  
Spokane, Washington, 99224, United States

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This email was sent by Valerie Logsdon via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Valerie provided an email address (babbyk74@gmail.com) which we included in the REPLY-TO field.

Please reply to Valerie Logsdon at babbyk74@gmail.com.

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## **Palmquist, Tami**

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**From:** Mark Knokey <campaigns@good.do>  
**Sent:** Thursday, April 11, 2019 5:06 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

I am lucky enough to live near the bluff and am a frequent user of the trails as a runner, cyclist and walker. Access to and egress from the bluff trails at a low point would allow connectivity between the south hill and vinegar flats. Please contact me with any further opportunities for public comment on this.

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Mark Knokey  
Spokane, Washington, 99203, United States

---

This email was sent by Mark Knokey via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Mark provided an email address (ethicalpyro@yahoo.com) which we included in the REPLY-TO field.

Please reply to Mark Knokey at ethicalpyro@yahoo.com.

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## **Palmquist, Tami**

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**From:** Ken Delanoy <campaigns@good.do>  
**Sent:** Thursday, April 11, 2019 4:34 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

The City of Spokane along with its citizens, have a long history of great support for its many parks & public spaces. Thoughtfully access to all natural areas within the city is of great importance to the future of this thriving community. Please consider this and the following legal justifications in your decisions on this important pending matter.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Ken Delanoy  
Spokane, Washington, 99223, United States

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This email was sent by Ken Delanoy via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Ken provided an email address (kddd2@comcast.net) which we included in the REPLY-TO field.

Please reply to Ken Delanoy at kddd2@comcast.net.

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## Palmquist, Tami

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**From:** Steve George <campaigns@good.do>  
**Sent:** Thursday, April 11, 2019 4:50 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

I have lived near Comstock for 20 years in June and have hiked trails on "The Bluff" for much of that time. It is a wonderful resource. I am a strong advocate of planned and managed trail access. It is the only way to help control the proliferation of rogue trail builders and scabbed in trails that mar this resource. Please do not allow this development to be a "gated community". Pubic access should be available using the bridge off SR 195 that crosses Hangman Creek and currently services the Pilcher property and the Avista substation. Public trailhead(s) should be available that access the city park.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Steve George

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This email was sent by Steve George via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Steve provided an email address (stgsea@aol.com) which we included in the REPLY-TO field.

Please reply to Steve George at stgsea@aol.com.

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## Palmquist, Tami

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**From:** Phil Sandifur <campaigns@good.do>  
**Sent:** Thursday, April 11, 2019 2:01 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Phil Sandifur  
Spokane, Washington, 99203, United States

---

This email was sent by Phil Sandifur via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Phil provided an email address (accessspokane@comcast.net) which we included in the REPLY-TO field.

Please reply to Phil Sandifur at accessspokane@comcast.net.

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## **Palmquist, Tami**

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**From:** Cleve Penberthy <clevepenberthy@gmail.com>  
**Sent:** Thursday, April 11, 2019 1:59 PM  
**To:** Palmquist, Tami  
**Subject:** Entering the Bluff

Good afternoon, Having been a Spokane resident for 25 years, and an avid year -round runner, biker, hiker on the Bluff, I can only hope you will continue to advocate for access and the opportunities the "gem" , the Bluff, has provided to me and my family. Thank you, Cleve Penberthy

Sent from my iPhone

## Palmquist, Tami

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**From:** Brian Smith <campaigns@good.do>  
**Sent:** Thursday, April 11, 2019 1:35 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Brian Smith  
Spokane, Washington, 99203, United States

---

This email was sent by Brian Smith via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Brian provided an email address (bsmith@windermere.com) which we included in the REPLY-TO field.

Please reply to Brian Smith at bsmith@windermere.com.

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## **Palmquist, Tami**

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**From:** Shane Johnson <campaigns@good.do>  
**Sent:** Thursday, April 11, 2019 3:26 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Being fairly new to the area, i would like to remind you just how lucky we are to have green space like this. Going forward, spaces such as this should be held in regard during any development plan. By simply providing access at point, though the environmental impacts may be small, it could profoundly benefit those that would have access on the future. Thank you.

Yours sincerely,  
Shane Johnson  
Spokane, Washington, 99204, United States

---

This email was sent by Shane Johnson via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Shane provided an email address (misterginger86@gmail.com) which we included in the REPLY-TO field.

Please reply to Shane Johnson at misterginger86@gmail.com.

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## **Palmquist, Tami**

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**From:** Ryan Secor <campaigns@good.do>  
**Sent:** Thursday, April 11, 2019 3:01 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Ryan Secor  
Spokane, Washington, 99204, United States

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This email was sent by Ryan Secor via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Ryan provided an email address (secorwellness@gmail.com) which we included in the REPLY-TO field.

Please reply to Ryan Secor at secorwellness@gmail.com.

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## **Palmquist, Tami**

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**From:** Alec Josephson <campaigns@good.do>  
**Sent:** Thursday, April 11, 2019 3:31 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Alec Josephson  
Spokane, Washington, 99217, United States

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This email was sent by Alec Josephson via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Alec provided an email address (josephsonalec@gmail.com) which we included in the REPLY-TO field.

Please reply to Alec Josephson at josephsonalec@gmail.com.

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## Palmquist, Tami

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**From:** Kristy Canright <campaigns@good.do>  
**Sent:** Thursday, April 11, 2019 3:30 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Keisty Canright  
Spokane Valley, Washington, 99206, United States

---

This email was sent by Kristy Canright via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Kristy provided an email address (canright68@live.com) which we included in the REPLY-TO field.

Please reply to Kristy Canright at canright68@live.com.

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## **Palmquist, Tami**

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**From:** Raymond klingelhofer <rgklingelhofer@gmail.com>  
**Sent:** Thursday, April 11, 2019 4:06 PM  
**To:** Palmquist, Tami  
**Subject:** Deep pine overlook project . 're# Z16-985SCUP. SMC17G.080.070(B)

Dear Ms Palmquist: This note concerns the upcoming deep pine overlook project located at the base of the south hill bluff park, and including the bridge which accesses Vista substation facility below 29th Avenue and high drive. It is a beautiful piece of some fifty acres and has been an inspiring sight. One can envision this place as a link to the bluff from lower "vinegar flats" area, which is developing rapidly, Eagle Ridge area , also growing rapidly, as a link the the hangman creek trail envisioned to link these neighborhoods by walking path and perhaps bicycle route to "Peoples park" at the confluence of hangman creek with the Spokane river, which then could be further be linked to high bridge park, Sandifur bridge , centennial trail, and the new trail on the Spokane river south shore from the old power station west to Glover field and beyond. It is a grand Olmstead brother two type vision very much in keeping with that old motto "near nature, near perfect" which encapsulates one of spokane's great appeals that is beginning to attract some attention nationwide. The entire property could be an informal, somewhat natural park, with the house and intact barn restored being meeting pavilion and learning and gathering places much as Seattle did with Seward park ages ago. If one looks at the rapid development along the Pullman freeway (u.s. 195), one will see that except for a perhaps one acre park in vinegar flat by the old Pullman highway, there are no parks for gathering, picnicking, outdoor concerts. This is a gigantic area being developed finally with not enough attention yet paid to increasing traffic densities, alternate routes in case of emergencies, and just general "blowing off steam" space for people who come to live in these neighborhoods. These kinds of spaces, walking areas, and somewhat natural areas are part of what make Spokane very appealing for people who visit Spokane as well as those who move in. I hope Spokane will continue the Olmsted vision. Most great cities have great parks. .... At the very least I would hope access to the south hill bluff through this proposed residential development, along an edge perhaps, will be guaranteed perpetually. I hope your commission and the parks department will consider the importance of this deep pine overlook properly for its many advantages to the city as a whole and especially for the new southwest side of Spokane. Thank you for your attention. Raymond Klingelhofer , S. Maple boulevard. Spokane WA. 99203.



## **Palmquist, Tami**

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**From:** Merrill Oakley <campaigns@good.do>  
**Sent:** Thursday, April 11, 2019 3:56 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Merrill Oakley  
Spokane, Washington, 99203, United States

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This email was sent by Merrill Oakley via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Merrill provided an email address (Merrill.oakley@Gmail.com) which we included in the REPLY-TO field.

Please reply to Merrill Oakley at Merrill.oakley@Gmail.com.

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## **Palmquist, Tami**

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**From:** Jack Nisbet <jacknisbet@icloud.com>  
**Sent:** Thursday, April 11, 2019 1:30 PM  
**To:** Palmquist, Tami  
**Subject:** Deep Pine Overlook, Z16-985SCUP

Dear Tami Palmquist

I am a writer who has worked with the human and natural history of the Spokane area for the past 4 decades. I have led numerous trips along the Hangman Creek Bluffs that adjoin the property described as the Deep Pine Overlook, municipal code SMC 17G.080.070(B).

In the eyes of myself and many of the people on those walks, the open trail system along the Bluffs is one of the most important aspects of the Spokane experience. I, for one, purchased my house mainly because it afforded easy access to those trails.

Please figure out a way to allow general public access through this new neighborhood.

sincerely

Jack Nisbet

## **Palmquist, Tami**

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**From:** Summer Enser <campaigns@good.do>  
**Sent:** Thursday, April 11, 2019 11:25 AM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the Deep Pine Overlook PUD application.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Summer Enser  
Spokane, Washington, 99203, United States

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This email was sent by Summer Enser via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Summer provided an email address (summcash@gmail.com) which we included in the REPLY-TO field.

Please reply to Summer Enser at summcash@gmail.com.

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## **Palmquist, Tami**

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**From:** Mason Smith <campaigns@good.do>  
**Sent:** Wednesday, April 10, 2019 10:24 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the PUD application 'Deep Pine Overlook'.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

The precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Mason Smith

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This email was sent by Mason Smith via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Mason provided an email address (masonsmithworks@gmail.com) which we included in the REPLY-TO field.

Please reply to Mason Smith at masonsmithworks@gmail.com.

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## Palmquist, Tami

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**From:** Nancy Janzen <campaigns@good.do>  
**Sent:** Wednesday, April 10, 2019 7:32 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the PUD application 'Deep Pine Overlook'.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Nancy Janzen  
Spokane, Washington, 99203, United States

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This email was sent by Nancy Janzen via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Nancy provided an email address (nancyjanz@msn.com) which we included in the REPLY-TO field.

Please reply to Nancy Janzen at nancyjanz@msn.com.

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## **Palmquist, Tami**

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**From:** lucy and jack larkin <campaigns@good.do>  
**Sent:** Wednesday, April 10, 2019 4:48 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the PUD application 'Deep Pine Overlook'.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
lucy and jack larkin  
Spokane, Washington, 99224, United States

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This email was sent by lucy and jack larkin via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however lucy and jack provided an email address (jalularkin@gmail.com) which we included in the REPLY-TO field.

Please reply to lucy and jack larkin at jalularkin@gmail.com.

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## **Palmquist, Tami**

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**From:** Steve Faust <campaigns@good.do>  
**Sent:** Wednesday, April 10, 2019 4:19 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the PUD application 'Deep Pine Overlook'.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Steve Faust  
Spokane, Washington, 99203, United States

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This email was sent by Steve Faust via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Steve provided an email address (steve@faustlawfirm.com) which we included in the REPLY-TO field.

Please reply to Steve Faust at [steve@faustlawfirm.com](mailto:steve@faustlawfirm.com).

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## **Palmquist, Tami**

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**From:** Carol Christensen <campaigns@good.do>  
**Sent:** Wednesday, April 10, 2019 3:04 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the PUD application 'Deep Pine Overlook'.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Carol Christensen  
Spokane, Washington, 99224, United States

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This email was sent by Carol Christensen via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Carol provided an email address (cachristensen1981@gmail.com) which we included in the REPLY-TO field.

Please reply to Carol Christensen at cachristensen1981@gmail.com.

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## **Palmquist, Tami**

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**From:** Will Maupin <campaigns@good.do>  
**Sent:** Wednesday, April 10, 2019 12:57 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the PUD application 'Deep Pine Overlook'.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

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This email was sent by Will Maupin via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Will provided an email address (willmaupin@gmail.com) which we included in the REPLY-TO field.

Please reply to Will Maupin at willmaupin@gmail.com.

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## Palmquist, Tami

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**From:** CHRISTOPHER STUART <campaigns@good.do>  
**Sent:** Wednesday, April 10, 2019 12:45 PM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the PUD application 'Deep Pine Overlook'.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
CHRISTOPHER STUART

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This email was sent by CHRISTOPHER STUART via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however CHRISTOPHER provided an email address (topher9@mac.com) which we included in the REPLY-TO field.

Please reply to CHRISTOPHER STUART at topher9@mac.com.

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## **Palmquist, Tami**

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**From:** Jon Villasenor <campaigns@good.do>  
**Sent:** Wednesday, April 10, 2019 11:32 AM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the PUD application 'Deep Pine Overlook'.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Jon Villasenor  
Spokane, Washington, 99203, United States

---

This email was sent by Jon Villasenor via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Jon provided an email address (jonvilla82@gmail.com) which we included in the REPLY-TO field.

Please reply to Jon Villasenor at [jonvilla82@gmail.com](mailto:jonvilla82@gmail.com).

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## Palmquist, Tami

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**From:** Raymond Klingelhofer <campaigns@good.do>  
**Sent:** Wednesday, April 10, 2019 7:17 AM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the PUD application 'Deep Pine Overlook'.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Raymond Klingelhofer

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This email was sent by Raymond Klingelhofer via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Raymond provided an email address (rgklingelhofer@gmail.com) which we included in the REPLY-TO field.

Please reply to Raymond Klingelhofer at rgklingelhofer@gmail.com.

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## **Palmquist, Tami**

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**From:** Olivia Caulliez <campaigns@good.do>  
**Sent:** Wednesday, April 10, 2019 6:52 AM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the PUD application 'Deep Pine Overlook'.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Olivia Caulliez  
Spokane, Washington, 99203, United States

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This email was sent by Olivia Caulliez via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Olivia provided an email address (olicau1@gmail.com) which we included in the REPLY-TO field.

Please reply to Olivia Caulliez at olicau1@gmail.com.

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## Palmquist, Tami

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**From:** Richard Rush <campaigns@good.do>  
**Sent:** Wednesday, April 10, 2019 4:09 AM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the PUD application 'Deep Pine Overlook'.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,  
Richard Rush

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This email was sent by Richard Rush via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Richard provided an email address (rushrichard@comcast.net) which we included in the REPLY-TO field.

Please reply to Richard Rush at rushrichard@comcast.net.

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## **Palmquist, Tami**

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**From:** Paul Dillon <campaigns@good.do>  
**Sent:** Wednesday, April 10, 2019 1:34 AM  
**To:** Palmquist, Tami; Hearing Examiner; McGinn, Brian  
**Subject:** Deep Pine Overlook - Public Access SMC Conformance - Z16-985SCUP

Hello-

Thank you for considering this comment for the PUD application 'Deep Pine Overlook'.

Spokane Municipal Code provides statutes that protect public access to parks(1). Please uphold these statutes.

Precedent has been established in which a development adjacent to public land has been required to provide access. Please see Z2005-121-PUD, Condition #13 and Z200050ZC/PP/PUD/SL Condition #26. These examples serve to show a history of willingness between developers and the city to keep Spokane a park-friendly place.

(1)"Adequate provisions for public access to publicly owned parks, conservation areas or open space land shall be provided when a subdivision, short plat or binding site plan is adjacent to such lands. SMC 17G.080.070(B)"

Yours sincerely,

Paul Dillon

Spokane, Washington, 99204, United States

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This email was sent by Paul Dillon via Do Gooder, a website that allows people to contact you regarding issues they consider important. In accordance with web protocol FC 3834 we have set the FROM field of this email to our generic no-reply address at campaigns@good.do, however Paul provided an email address (jamespauldillon@gmail.com) which we included in the REPLY-TO field.

Please reply to Paul Dillon at jamespauldillon@gmail.com.

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