

## Palmquist, Tami

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**From:** Eichstaedt, Rick <eichstaedt@gonzaga.edu>  
**Sent:** Monday, January 21, 2019 4:51 PM  
**To:** Palmquist, Tami  
**Cc:** pkropp@fastmail.fm; Loomis, Kaitlin Lee; Yount, Vicki; Lunell Haught; Jerry White; Kathy Miotke  
**Subject:** Comments on File No. Z16-985SCUP  
**Attachments:** Comments on File No. Z16-985SCUP.pdf

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

Dear Ms. Palmquist:

Attached is a comment letter regarding the above subject matter. Please be sure to let me know if you have difficulty opening the attachment.

Thank you.

Rick Eichstaedt  
Director  
Environmental Law & Land Use Clinic



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*Emerit*

January 21, 2019

SENT VIA EMAIL TO:

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

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

**RE: Comments on behalf of the Neighborhood Alliance of Spokane County for “Deep Pine Overlook” (File No. Z16-985SCUP)**

Dear Ms. Palmquist:

This letter is sent on behalf of the Neighborhood Alliance of Spokane. The Notice of Application and Public Hearing announcement for a PUD, Type III Preliminary Plat, and Shoreline Conditional Use Permit (“Shoreline CUP”) for the “Deep Pine Overlook” project (File No. Z16-985SCUP) provides that the public comment period ends on January 21, 2019. On behalf of the Neighborhood Alliance of Spokane County, we requested an extension of the public comment period on January 18, 2019 since the Shoreline CUP requires design review and for the design review process to be completed prior to the end of the public comment period. *See* SMC 17G.040.020(B); 17G.060.060(D). We have not received a response to this request, but still stress that there should be an extension so that adequate comments can be provided and that the file is otherwise in compliance with the requirements of the City Code.

The Design Review Board recommended prior to submitting for the Recommendation meeting, the applicant should further clarify the buildable areas after having meetings with the appropriate regulatory agencies. Since the Recommendation meeting has not occurred and the design review process has not been completed, it is unknown if the applicant followed through with the aforementioned task. The Design Review Board also recommended that the “applicant . . . clarify the implementation of the greenbelt and pathways” so the “connection through the enhanced natural areas of the site, through the neighborhood, and up the bluff trails.”<sup>1</sup> Additionally, according to the Design Review Board the applicant should “clarify how they intend to acknowledge the historic agricultural character of the property.”<sup>2</sup> The Design Review Board further recommended the applicant “clarify or expand on the sense of arrival into the PUD” and to

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<sup>1</sup> *See* Design Review Board File No. DRB 1624. Available at: <https://static.spokanecity.org/documents/projects/deep-pine-overlook/deep-pine-overlook-design-review-board.pdf>

<sup>2</sup> *Id.*

“take measures to preserve healthy indigenous vegetation.”<sup>3</sup> We request that the all of the Design Review Board’s recommendations be answered as they should have been prior to the close of the public’s comment period. The lack of transparency with this project is injurious because it has severely reduced the ability of the Neighborhood Alliance to provide meaningful comments and has caused great hardship in the production of these attempts at comments.

The issue of increased traffic has not been adequately addressed by the applicant. The applicant attempted to address this issue at a community meeting where it was discussed that a modification to the ramp by SR 195 would occur to handle the increased traffic. However, this does not address the issue of increased noise and air pollution. The applicant should consider the damage increased traffic would do to current residents, wildlife, and plant life in the area. Additionally, creating a new on-ramp and increased traffic will inevitably lead to increased erosion and this will have a deleterious effect the nearby habitats.

The applicant’s Habitat Management Plan (“HMP”) merely states that to protect the shoreline of Latah Creek, the applicant will appropriately buffer, protect and enhance a wildlife migration corridor, plant native vegetation, remove fences, and have a viewing area. The HMP fails to address that shorelines, commonly referred to as riparian habitats, are home to a multitude of different species. The construction and implementation of this project will negatively impact these species and further review of the impact on the shoreline should be required given the importance of shoreline ecosystems to many stakeholders, namely wild and plant life but also the values an un-marred shoreline has to the residents of Spokane through its environmental, aesthetic, and recreational elements.

The Neighborhood Alliance has an interest in maintaining public access through the north/south and east/west in the Latah Valley. The Neighborhood Alliance supported the Inland Northwest Trails Coalition nature trail and creek conservation planning exercise through funding. This PUD would effectively block public access from the park department's bluff area - High Drive Bluff Park - across US-195 and avoiding a rail line. At the least, public access should be provided for by the plat and the bridge.

In conclusion, the comment period should have been extended given the design review process has not yet been completed and is a requirement for the Shoreline Conditional Use Permit per SMC 17G.060.060(D). This project should not proceed until the comment period has been extended and adequate comments provided. However, given that the comment period closes today. The comments above have been provided in an attempt to follow the proper procedures the applicant has disregarded.

Sincerely,

UNIVERSITY LEGAL ASSISTANCE



Rick Eichstaedt  
Attorney/Director

Cc: Paul Kropp, Neighborhood Alliance of Spokane (SENT VIA EMAIL - [pkropp@fastmail.fm](mailto:pkropp@fastmail.fm))

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<sup>3</sup> *Id.*

## **Palmquist, Tami**

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**From:** David Oglesby <david.steph.oglesby@gmail.com>  
**Sent:** Monday, January 21, 2019 4:32 PM  
**To:** Palmquist, Tami  
**Subject:** Please provide parking lot and trailhead to High Park Dr from Hwy 195

Please provide parking lot and trailhead with access to High Drive Park from Highway 195.

I live in the area and would definitely use it.

Thank you

David Oglesby  
1033 W Highpeak Dr, Spokane, WA 99224  
509 944 6694

## **Palmquist, Tami**

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**From:** Mary Jo Sweeney <pmj.sweeney@frontier.com>  
**Sent:** Monday, January 21, 2019 4:19 PM  
**To:** Palmquist, Tami  
**Subject:** High Drive Access from Hwy 195

Dear Ms. Palmquist,

My husband and I are in favor of the city's consideration of an access route to High Drive via Highway 195. Please keep us posted on the developments!

Thank you,  
Mary Jo and Pat Sweeney  
804 W. Pheasant Bluff Court  
Spokane 99224  
425-422-9017

## Palmquist, Tami

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**From:** Lori Burns <lordeeb@myfastmail.com>  
**Sent:** Monday, January 21, 2019 3:43 PM  
**To:** Palmquist, Tami  
**Subject:** High Drive Access from Hwy 195

Dear Tami--

I would like to encourage the city to create access from Highway 195 to High Drive. The traffic on Hatch is becoming unbearable. Too many homes exist and are being built for what Hatch was originally meant to sustain. Thanks for planning ahead.

Also, it would be nice to include a trail head and parking lot while you're at it.

Thanks.

Lori

--  
Lori Burns  
lordeeb@myfastmail.com

## **Palmquist, Tami**

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**From:** Nathan Hutchens <nate@evergreeneast.org>  
**Sent:** Monday, January 21, 2019 2:29 PM  
**To:** Palmquist, Tami  
**Cc:** pkeegan510@gmail.com  
**Subject:** Deep Pine Comment Letter  
**Attachments:** Evergreen Pilcher Letter.pdf

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

Tami, please find attached Evergreen East's comment letter re the Deep Pine Plat.

Thank you,

Nathan Hutchens, President  
Evergreen East Mountain Bike Alliance

January 21, 2019

Tami Palmquist  
Associate Planner  
City of Spokane  
808 W Spokane Falls Blvd  
Spokane, WA 99201-3329

RE: Deep Pine Overlook Development Plat

Dear Ms. Palmquist,

Evergreen East Mountain Bike Alliance is writing to you today to reiterate the importance that the Pilcher Property (areas covered by the Deep Pine Overlook Development Plat) has as a community asset and important access point to the High Drive Bluffs Trail System from Hangman Creek/US-195 corridor.

It is our understanding that significant progress was made in preserving the Pilcher Property through the Conservation Futures program. On the County's 2016 Prioritized Acquisition List the Pilcher Property is currently ranked #5. This is an exceptional ranking that highlights the fantastic ecological and recreational benefit this property provides to the Spokane community.

We understand that the property is privately owned and may become developed. Evergreen acknowledges the lack of high-density buildable land currently available within the City's UGA and due to these market constraints may make acquisition of the property difficult for the County/City. If the property is to become developed, then we ask that future developments make provisions for access to the existing park rather than forever cut off access from the west.

Thank you for your time and consideration.

Sincerely,



Nathan Hutchens, President  
Evergreen East Mountain Bike Alliance



## **Palmquist, Tami**

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**From:** douglas dixon <dixondk@comcast.net>  
**Sent:** Monday, January 21, 2019 2:28 PM  
**To:** Palmquist, Tami  
**Subject:** High Drive Park access

Hi Tami,

As a resident of Eagle Ridge, avid hiker, and volunteer for the South Hill Bluff system, I wanted to let you know I am for improved access to High Drive Park from Hwy 195 at the Cheney Spokane Rd overpass. A trailhead and parking lot there would be most welcome.

I'd love to see the proposal under consideration by the City, for future reference, when it's available also.

Sincerely,

Doug Dixon

## **Palmquist, Tami**

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**From:** Lesly Selby <selbyasylum@comcast.net>  
**Sent:** Monday, January 21, 2019 2:02 PM  
**To:** Palmquist, Tami  
**Subject:** Friends of the Bluff Vote for Trailhead

Hello,

We are William and Lesly Selby and we are residents at 1822 W. 28th Ave, Spokane.

Please mark us as two votes to have a trailhead and parking for High Drive Park at hwy 195 access.

Thank you!

## **Palmquist, Tami**

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**From:** Brendon Patterson <brendonjames11@live.com>  
**Sent:** Monday, January 21, 2019 1:23 PM  
**To:** Palmquist, Tami  
**Subject:** Potential Highway 195 to High Drive Park Access Point Feedback

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

Brendon Patterson  
1809 West 21<sup>st</sup> Avenue  
Spokane, Washington 99224

January 21<sup>st</sup> 2019

Planning & Development Services

Tami Palmquist

808 West Spokane Falls Boulevard  
Spokane, Washington 99201-3329

Tami,

My household has recently been made aware of a planned or proposed trailhead to be placed on the access road from Highway 195 in Latah Valley that would allow additional admittance for the community to hike the High Drive Bluff Park. This is an extremely intriguing offer as my family and I, which consists of myself, my girlfriend and 2 dogs, have been seeking a way since we moved to the neighborhood to enjoy the bluff above our house for hiking purposes. We love being outside and would relish the opportunity to have another option of exploration for our use. I cannot begin to accurately express to you the excitement my household shares as a result of this newfound proposal, but I hope that this letter acts to solidify the desire of us and others to have this in our area.

I greatly encourage you to move forward on this project and I am excited to see the progress of this idea transpire. Please feel free to reach out to me if further feedback on this development is needed.

Thank you for your time,

Brendon Patterson

## **Palmquist, Tami**

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**From:** Barbara <bbergstrom66@comcast.net>  
**Sent:** Monday, January 21, 2019 1:07 PM  
**To:** Palmquist, Tami  
**Subject:** Friends of the Bluff

We are in favor of the proposal to develop the property and put in access from Highway 195 to High Drive Park to include a trailhead and parking lot now being considered by the City.

Barbara & Steve Bergstrom

## **Palmquist, Tami**

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**From:** Case McGinley <dcmcginley@mindspring.com>  
**Sent:** Monday, January 21, 2019 12:43 PM  
**To:** Palmquist, Tami  
**Subject:** High Drive Park to Highway 195 access

Ms. Palmquist,

Regarding the proposed development located along Latah Creek and adjacent to Highway 195 and just north of the Cheney/Spokane Road overpass, I would like to see access from Highway 195 to allow for access to the High Drive Park from the Latah Valley.

Please admit this request into the hearing when considering the proposed development.

Thank you,

Case McGinley  
Eagle Ridge Resident

## **Palmquist, Tami**

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**From:** Cerena Lauren <onceuponadragonfly@gmail.com>  
**Sent:** Monday, January 21, 2019 12:21 PM  
**To:** Palmquist, Tami  
**Subject:** High Drive Park access from Hwy. 195

We live in the Hangman Valley, w. 1809 28th, and regularly hike the High Drive Park area. We would love to have access from below.

Blessings,

Cerena Lauren

Richard Sortino

## **Palmquist, Tami**

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**From:** Catherine Dixon <catdixon117@gmail.com>  
**Sent:** Monday, January 21, 2019 12:14 PM  
**To:** Palmquist, Tami  
**Subject:** Access to High Dr Park from hwy 195

Tami Palmquist,

I received info from Friends of the Bluff that the city is considering a proposal to develop property and possibly include a trailhead and parking lot near the Cheney/Spokane Rd overpass. I am in favor of this development. I live in the Eagle Ridge development and use the bluff on a regular basis for exercise. Currently I have to drive south or north on hwy 195 to access the bluff, which is in between. I would love to not have to drive on hwy 195 at all if I'm only wanting to access the bluff.

Thank you for considering this proposal.

Sincerely,  
Catherine Dixon

## **Palmquist, Tami**

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**From:** Cecelia Hite <campaigns@good.do>  
**Sent:** Monday, January 21, 2019 11:17 AM  
**To:** Palmquist, Tami; Jones, Garrett; Spell, Angel  
**Subject:** Don't block access to High Drive Park

Access to High Drive park has historically been limited from the west. You have an opportunity to open this park up to people who might not have time or means to drive to the South Hill to recreate on the Bluff. Please consider requiring public access on the bridge, shoreline, and new roads. Please enforce city code:

"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,  
Cecelia Hite  
Spokane, Washington, 99224, United States

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This email was sent by Cecelia Hite 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 Cecelia provided an email address (cecerider555@aol.com) which we included in the REPLY-TO field.

Please reply to Cecelia Hite at [cecerider555@aol.com](mailto:cecerider555@aol.com).

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## **Palmquist, Tami**

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**From:** Susan Schenk <patchgal@yahoo.com>  
**Sent:** Monday, January 21, 2019 10:33 AM  
**To:** Palmquist, Tami  
**Cc:** Lisa Holbert  
**Subject:** High Drive Park

I am writing to let you know that I am in favor of the development on Highway 195 to access High Drive Park. I live in the Sunny Creek Development off Cheney Spokane road and welcome trailhead access.

Thank you for your consideration.

Susan Schenk  
1002 W Sunny Creek Circle  
Spokane, WA 99224

## **Palmquist, Tami**

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**From:** tttelcox@yahoo.com  
**Sent:** Monday, January 21, 2019 9:17 AM  
**To:** Palmquist, Tami  
**Subject:** Friends of the Bluff

Dear Ms. Palmquist,

I am a resident down in the old Vinegar Flats at 1703 W. 25th Avenue. I am emailing in regards to the proposed planned development of area off the Pullman Hwy between Cheney/Spokane RD Overpass and Latah Creek. While very sad to hear that any building would occur in that beautiful reserve area, where eagles nest, I am here to say that if building were to occur, I am in great support of building a connection between High Drive Park and our valley. A trailhead and parking lot that would allow residents to enjoy this gorgeous and historical valley would be a wonderful improvement to our Spokane region. Please feel free to contact me at 509-209-0322 with any further questions.

Sincerely,

Teri Cox, Spokane Resident from the Latah Creek Neighborhood

Sent from Windows Mail

## **Palmquist, Tami**

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**From:** Lunell Haught <lh1@fastmail.com>  
**Sent:** Monday, January 21, 2019 8:18 AM  
**To:** Palmquist, Tami  
**Cc:** ecojeff@me.com; pkropp@fastmail.fm; ken\_vanden\_heuvel@yahoo.com;  
chris@kopconstruction.com; Hamad, Nicholas  
**Subject:** Comment and Request regarding Deep Pine from INTC  
**Attachments:** Deep Pine - 1-21-19 request INTC.doc

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

Attached is our request and comment letter.

Thank you.

Lunell Haught  
509-443-1319



Via electronic mail to [tpalmquist@spokanecity.org](mailto:tpalmquist@spokanecity.org)

**Comment/request for comment period for the "Deep Pine Overlook" project  
(File No. Z16-985SCUP)**

Jeff Lambert, PE  
Dishman Hills Conservancy  
President  
Lunell Haught, PhD  
Spokane Mountaineers  
Secretary  
Paul Kropp  
Spokane Neighborhood Alliance  
Treasurer

We believe the Deep Pine property project is not ready for the Hearing Examiner hearing because to our knowledge, in the public record, the applicant has not moved this project forward in a timely manner, thus the information related to the project is out of date, and the design review comments (file No. DBR 1624, August 24, 2016) have not been addressed and thus the application is incomplete.

Derrick Knowles  
OutThere Magazine  
Jerry Krause  
Author  
Loreen McFaul  
Centennial Trail  
Daniel J. Schaffer, MD  
Fish Lake Trail  
Holly Weiler  
  
Washington Trails Assn.

Further, it seems reasonable that both the Shoreline Conditional Use Permit and the PUD preliminary plat requests be addressed at the same time to ensure a comprehensive evaluation of the project; we would like you to address this.

Some of the issues and concerns we have include:

- Increased pollution of the Hangman-Latah Creek
- Ensuring healthy indigenous vegetation
- Public (non-resident) access to a greenbelt and soft trail nature pathway (not just a sidewalk/bike path) that links to both the north/south South Hill Bluff Trails and east/west to the potential corridor from the mouth of the Hangman Creek to Highway 195 at Hatch Road. This was explored and contemplated in a Spokane City Parks/National Park Service/INTC et al report based on a 10-17 Charrette. Addressing the historic agriculture and Native American aspects of the property.

Thank you.

January 21, 2019

*Lunell Haught*  
For Jeff Lambert, President

Attn: Tami Palmquist,  
Principal Planner, Planning and  
Development  
City of Spokane  
808 West Spokane Falls Boulevard  
Spokane, WA 99201

## Palmquist, Tami

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**From:** Nigel Davies <campaigns@good.do>  
**Sent:** Tuesday, January 22, 2019 9:48 AM  
**To:** Palmquist, Tami; Jones, Garrett; Spell, Angel  
**Subject:** Don't block access to High Drive Park

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

Access to High Drive park has historically been limited from the west. You have an opportunity to open this park up to people who might not have time or means to drive to the South Hill to recreate on the Bluff. Please consider requiring public access on the bridge, shoreline, and new roads. Please enforce city code:

"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,  
Nigel Davies  
Spokane, Washington, 99203, United States

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This email was sent by Nigel Davies 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 Nigel provided an email address (nigel.geopolo@gmail.com) which we included in the REPLY-TO field.

Please reply to Nigel Davies at [nigel.geopolo@gmail.com](mailto:nigel.geopolo@gmail.com).

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## Palmquist, Tami

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**From:** CAMILLE E STAACK-MILLER <EATNOCOWS@msn.com>  
**Sent:** Tuesday, January 22, 2019 6:05 PM  
**To:** Palmquist, Tami  
**Subject:** Hwy 195 Access

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

TO: Planning and Development Services  
He

I have been an avid hiker and trail supporter of the High Drive Bluff for years. Two encounters with moose, coyote, and birds are part of the natural beauty that envelopes our city to the west in a unique geological setting. The bluff is one of Spokane's four-season accessible jewels to enjoy for the challenge and the views of the valley accompanied by amazing sunsets.

Adding a trailhead to access the bluff from the 'downside' would be a invitational move to bring new hikers and recreationists that will hopefully become stewards of this natural land. We must preserve the integrity for present and future generations.

I urge you to take the steps to add a trailhead for access from the valley and Hwy 195/Inland Empire Hwy.

Thank you.  
Camille Staack-Miller  
509-990-3423

Sent from [Mail](#) for Windows 10

## Palmquist, Tami

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**From:** +15094757808@tmomail.net  
**Sent:** Tuesday, January 22, 2019 3:33 PM  
**To:** Palmquist, Tami  
**Attachments:** text\_0.txt

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A few days ago I sent you an email stating my approval of a trailhead related to the pilcher project. I am not in favor of the overall project. It will increase traffic and I don't think pilcher's building conform to the setbacks from the creek we all had to abide by. I am therefore withdrawing any support for the trailhead. Albert Fein 1635 W 26th Ave Spokane wa 99224

**T-Mobile**

This message was sent to you by a T-Mobile wireless phone.

## Palmquist, Tami

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**From:** Michael Moore <Michael@michaelmooreconsult.com>  
**Sent:** Tuesday, January 22, 2019 1:04 PM  
**To:** Palmquist, Tami  
**Cc:** Kai Huschke  
**Subject:** Deep Pine Overlook

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Tami,

You have received copy this morning of my email to Kai as head of the Latah/Hangman Creek Neighborhood Council.

There are many--if not most in the neighborhood that are opposed to this development on many, many grounds. I would like to know from you the full array of tools and avenues we can pursue to prevent this project from moving forward until, and unless these concerns are addressed and amended. Noting that a DNS determination is slated for February 5th I am most concerned that this deadline not pass without action.

Thank you in advance for your prompt attention,  
MM



Michael Moore Consulting  
509.654.2964  
Michael@michaelmooreconsult.com



## Palmquist, Tami

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**From:** Michael Moore <Michael@michaelmooreconsult.com>  
**Sent:** Tuesday, January 22, 2019 12:56 PM  
**To:** Kai Huschke  
**Cc:** Palmquist, Tami  
**Subject:** Pilcher Development and Friends of the Bluff

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

Kai,

My morning mail contained a flyer from the Friends of the Bluff (FOB) encouraging me to send my comments to the City **yesterday(!!?)** regarding their support for a trailhead and parking lot off of highway 195. I don't recall that they have ever approached the Latah/Hangman Neighborhood Council to request our thoughts and input. FOB's position is:

"Access to High Drive park has historically been limited from the west. You have an opportunity to open this park up to people who might not have time or means to drive to the South Hill to recreate on the Bluff. Please consider requiring public access on the bridge, shoreline, and new roads." (Here is a link to their website describing their position <https://www.friendsofthebluff.org/deep-pines>)

At the Latah/Hangman Creek Council meeting 2 weeks ago we had a brief discussion on the Pilcher Development and individuals that was trying to use it to formalize trails across private property--apparently those individuals are FOB. I think this is something our neighborhood has spoken about strongly in opposition. Both ends of the Latah/Hangman Valley have spoken out about the disastrous, and predictable loss of life that will occur along 195 from additional traffic resulting from both the development and trailhead parking. In addition, everyone--even FOB--acknowledges that unauthorized camping is a human and environmental disaster. Evidence the struggles we have had in the neighborhood over the past few years, let alone the fire on the bluff in 2014.

I have copied Tami Palmquist on this message and bcc the limited list I have of others in the neighborhood who I think may be concerned. I am sure this will be a topic to be highly discussed at our February 23rd planning retreat, but until then I think those who are concerned need to make their voices heard independently. It feels to me like a procedural miss-step to not have had this come before the neighborhood council.

Here is the link to the city description of the project and timeline for development:  
<https://my.spokanecity.org/projects/deep-pine-overlook/>

Apparently written input ended on MLK Day. While public testimony is scheduled for February 28 the city's current page indicates:

" This proposal is being reviewed under the State Environmental Policy Act (SEPA). The lead agency is likely to issue a Determination of Non-Significance for this project. Please note that this may be the only opportunity to comment on the environmental impacts of the project. The lead agency is using the optional DNS process for this project as outlined in WAC 197-11-355. Last day to appeal the DNS is **February 5, 2019.**"

We need to act quickly,

MM

Michael

## Palmquist, Tami

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**From:** Jenna Parisi <campaigns@good.do>  
**Sent:** Tuesday, January 22, 2019 11:56 AM  
**To:** Palmquist, Tami; Jones, Garrett; Spell, Angel  
**Subject:** Don't block access to High Drive Park

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

Access to High Drive park has historically been limited from the west. You have an opportunity to open this park up to people who might not have time or means to drive to the South Hill to recreate on the Bluff. Please consider requiring public access on the bridge, shoreline, and new roads. Please enforce city code:

"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)"

Access to this area such a treasure for me and my family. I hope it will be for many more for years to come.

Thank you,  
Jenna

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This email was sent by Jenna Parisi 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 Jenna provided an email address (jennacmazzei@gmail.com) which we included in the REPLY-TO field.

Please reply to Jenna Parisi at jennacmazzei@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:** Nigel Davies <campaigns@good.do>  
**Sent:** Tuesday, January 22, 2019 9:48 AM  
**To:** Palmquist, Tami; Jones, Garrett; Spell, Angel  
**Subject:** Don't block access to High Drive Park

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Access to High Drive park has historically been limited from the west. You have an opportunity to open this park up to people who might not have time or means to drive to the South Hill to recreate on the Bluff. Please consider requiring public access on the bridge, shoreline, and new roads. Please enforce city code:

"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,  
Nigel Davies  
Spokane, Washington, 99203, United States

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This email was sent by Nigel Davies 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 Nigel provided an email address (nigel.geopolo@gmail.com) which we included in the REPLY-TO field.

Please reply to Nigel Davies at [nigel.geopolo@gmail.com](mailto:nigel.geopolo@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:** Gauper <gauper@comcast.net>  
**Sent:** Wednesday, January 23, 2019 5:08 PM  
**To:** Palmquist, Tami  
**Subject:** Pilcher property- access to Bluff on South Hill

Dear Ms Palmquist,

I am writing you to ask that you please require a **public access trail** at the minimum, and designation of the 48 acres I believe known at the Pilcher Property, as **public acquisition for public access and conservation** area ideally. We are running out of lovely and important spaces such as this- and must focus on planning accessible access to nature areas for our community now and more importantly in the future. I live in the Rockwood/Manito area and every day am thankful for the foresight of the planners who designed this area- with access to Lincoln Park, and the many other parks that help us calm our souls.

Thank you.

Sincerely,  
Carol Gauper

826 E. 26<sup>th</sup>  
Spokane WA 99203

PS- I am not a member of Friends of the Bluff. I am a long time citizen who deeply values our natural areas in Spokane.

Sent from Mail for Windows 10



Virus-free. [www.avast.com](http://www.avast.com)

## **Palmquist, Tami**

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**From:** BARBARA CRUZ <bcruz3@comcast.net>  
**Sent:** Thursday, January 24, 2019 1:50 PM  
**To:** Palmquist, Tami  
**Subject:** Cheney/Spokane Rd Overpass

Tami,

I am sorry for the delayed reply, I believe that there was a very short notice on the postcard.

I believe that this is an excellent idea- especially with a trailhead and parking lot.

I live in Eagle Ridge, and have been watching the growth and changes in the area. The overpass has been a

great addition to hwy 195.

Thank you for listening to us- even though we had 2 days to reply !!

Barbara Cruz

## Palmquist, Tami

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**From:** Palmquist, Tami  
**Sent:** Thursday, January 24, 2019 8:55 AM  
**To:** latahcreek@comcast.net  
**Cc:** Palmquist, Tami  
**Subject:** RE: Very Significant concern and requests

Ms. Compau,

Thank you for your comment and concerns. Public notice was circulated to adjacent property owners and residents within 400 feet of the subject property from December 21<sup>st</sup> through January 21<sup>st</sup>. Notice was also given to the Latah/Hangman, Manito/Cannon & Comstock Neighborhood Chairs and published in the Spokesman Review. The applicant is going to return to Design Review and the Hearing will likely be pushed back to a later date yet to be determined. To stay current on this proposal please feel free to visit the City project page for additional information. You can view the application here: <https://my.spokanecity.org/projects/deep-pine-overlook/>

**Tami Palmquist, AICP, CFM** | Principal Planner  
*direct 509.625.6157 | planning line 509.625.6188 | main 509.625.6300*

From: Giles, Dean  
Sent: Wednesday, January 23, 10:08 AM  
Subject: FW: Very Significant concern and requests  
To: Gunderson, Dean  
Cc: Murphy, Dermott G.

Dean, I received this email, but know nothing about the project. Can you forward this to an appropriate person? Thank you! M. Dean Giles AIA, ACO, LEED AP | City of Spokane 509.625.6121 | fax 509.625.6822 | [dgiles@spokanecity.org](mailto:dgiles@spokanecity.org) -----Original Message----- From: [latahcreek@comcast.net](mailto:latahcreek@comcast.net) Sent: Tuesday, January 22, 2019 4:26 PM To: Palmquist, Tami ; Giles, Dean Cc: Fagan, Mike ; Kinnear, Lori Subject: Very Significant concern and requests Dear Tami and Dean, I would like more information about the Deep Pine Overlook Project. I am concerned that a project of this scale will negatively impact the wildlife, watershed and neighborhood dramatically. I am confused as to why the city/developers have not contacted residents responsibly, Who is responsible to communicate to the surrounding neighbors a proposal of this magnitude? Kindly, please consider: 1. informing neighbors immediately in the valley, both up stream and down stream of this project 2. measuring the project against the State environmental Act—as it would surely change the quality of life measurably 3. extending the formal open feedback collection for another two weeks Thank you. Sincerely Jennifer Compau 509-475-2454 Waterfront property owner Latah Creek

## **Palmquist, Tami**

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**From:** Lynn Clark <lynnmiser@gmail.com>  
**Sent:** Sunday, January 27, 2019 4:39 PM  
**To:** Palmquist, Tami  
**Subject:** Access High Drive Park from Highway 195

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

Hi Tami,

I received the Friends of the Bluff mailer and am emailing you in favor of accessing High Drive from Highway 195. I realize I missed the date on the card, but decided it wouldn't hurt to email you just in case. Thank you for your efforts. I live in the Grandview neighborhood and we've wanted another way to access the South Hill for years. Taking Hwy 195 to I90 is awful just to get to High Drive, as you know. Heading South to Hatch isn't much better.

Good luck with this endeavor, I'll keep my eyes open for further information.

Sincerely,  
Lynn Clark  
Grandview area resident



## **Palmquist, Tami**

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**From:** Joy Sheikh <msariel@hotmail.com>  
**Sent:** Monday, January 28, 2019 10:46 AM  
**To:** Palmquist, Tami  
**Subject:** High Drive Park Access

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

Tami,

I'm a little late sending this email, but just wanted to add my support of a trailhead and parking lot off of Hwy 195 for High Drive Park.

Thank you.

Joy Sheikh  
Chair - Grandview-Thorpe Neighborhood Council  
509-991-3629

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