

Lundquist, Wyatt (RCO)

From: Tom Anderson <motand@comcast.net>
Sent: Sunday, June 9, 2019 9:23 AM
To: Lundquist, Wyatt (RCO)
Cc: Greene, Alison (RCO)
Subject: Opposition to RCO Project 18-1451D Zakheim Youth Sports Complex

I understand that you are the individual to send comments in opposition to the RCO approving the grant project for the SYSA's Zakheim Youth Sports Complex at 37th and Glenrose in Spokane County.

As a 25 year resident in the Glenrose area, I represent more of a local viewpoint on this project than the many other individuals who have tried to convince you that the project has local community support. There is already the sports fields at Chase Middle School on 37th, a few blocks from 37th and Glenrose, and Ferris High School, just a few more blocks down 37th with sports fields. There are plenty of other public sports fields in our South Hill area, including within a few blocks of this project on Freya and on Regal, both in the City of Spokane city limits and designed for recreational efforts. There are also many new ones already approved and planned, and the last thing we need in the Glenrose prairie is a project like this with stadium lighting, parking for several hundred cars, and a private set of sports fields, with no sewer hookups so port-a-potties. That doesn't count the tremendous increase in traffic in our rural area since that intersection is a key one for many of us.

The people who wrote the grant did not include letter of support from the local community association, the Glenrose Association, which has been around for years. The reason why is that the Glenrose Association is opposed to this project. SYSA did meet with the association but refused to consider our point of view and has since refused any further meetings.

The politicians who provided letters of support are all Republicans, who don't live in our area, so it's no skin off their backs to have this project with its noise, lighting and traffic problems that it would bring, besides just changing the nature of the Glenrose Prairie forever.

Why would you even consider approving a project to support youth recreation that does not have the local area community support? We have written many letters to the Editor, had articles in the Spokesman - all voicing opposition and concern about this private sports complex at Glenrose. Do not believe the untruths stated in the application. The permits are not current for this project and apply instead for a previous project back in 2010 for Spokane Little League which was scrapped because of lack of funding and community support. They didn't include local photos of the intersection and along both Glenrose and 37th Avenues, showing opposition to the project.

I have raised three daughters here in Glenrose and they all participated in SYSA sports and benefited from that. I have a grandson joining our family this summer and I expect he too will participate in SYSA sports as he grows up, but just not here on the Glenrose Prairie.

We will fight the County in court if they approve the permits to proceed on this project, since the zoning for that property does not allow this kind of development, despite what you may have read in the project application from SYSA.

Please do not approve the grant funding for this project. This is not the way to use my tax payer dollars to support recreation projects.

I am sorry I can't attend your board meeting in person on June 27th since I am caring for my granddaughter, who is 4 months old.

Please share this information in the board packet to your members.

Thank you.

TOM ANDERSON
tomand@comcast.net
4619 S. Spur
Spokane, WA 99223
509-720-9296

Lundquist, Wyatt (RCO)

From: Tom Anderson <motand@comcast.net>
Sent: Sunday, June 9, 2019 3:47 PM
To: Lundquist, Wyatt (RCO)
Cc: Greene, Alison (RCO); Jessica Flick
Subject: Opposition to Zakheim Sports Project

In addition, attached are three photos I took this afternoon of the corner of Glenrose and 37th, in contrast to the photo you got in the application showing a baseball game happening in that corner area. In 25 years, I have never seen a baseball game occurring there, and suspect it was staged for the application.

As you can see that corner with the large grove of trees in the upper left corner and the accompanying panorama of pictures, shows clearly that the land being proposed for this project is usually covered with a crop for harvesting, not a dirt field.







TOM ANDERSON
tomand@comcast.net
4619 S. Spur
Spokane, WA 99223
509-720-9296

Lundquist, Wyatt (RCO)

From: outlook_D9C0658C43ACC5A4@outlook.com
Sent: Sunday, June 2, 2019 2:55 PM
To: Lundquist, Wyatt (RCO)
Subject: Proposed Regional Sports Complex on Glenrose in Spokane County

Dear Mr. Lundquist:

I am **opposed to the proposed Regional Sports Complex on Glenrose Avenue** in Spokane County on South Hill, Spokane.

I regularly drive on Glenrose Road. I am terrified of the ever increasing traffic and growth/development. Adjacent City feeder streets (**29th, 37th and 57th**) traverse through residential areas and school zones. Glenrose has a sharp "s" curve between 29th and 37th Avenues and a nearly blind curve near the Boys Ranch. It is not uncommon to find opposing traffic crossing over into oncoming traffic due to excessive speed and bad driving. I can't even imagine how the new development on the downside of Carnahan before 8th is going to be able to enter or exit off of a two-lane road, where cars are barreling down the steep grade.

All of these two-lane rural roads have soft or non-existing shoulders in the County area, making access to the proposed Sports Complex dependent on vehicular traffic. It would be unsafe for pedestrian and bike traffic. And, it should be noted that these rural roads are not lighted. Compounding the already untenable situation will be the Sports Complex 400 car parking lot access points off Glenrose and 37th only a short distance from an already dangerous intersection.

The only nearby I90 access to the proposed Regional Sports Complex is at Freya/Thor. This area is already extremely congested and confusing, and dangerous. Increased traffic there and onto 8th and Carnahan will be significant.

Community resources like gas, food, work, retail and lodging are all a car drive away, by at least 2 miles. Glenrose has become a cut through for folks heading down 57th to Hatch to avoid the traffic on I90. Also, it is a cut through for folks living on South Hill to get to I90 without traversing on the ever increasing congestion of Regal Street and Grand Avenue.

I understand that development happens, but I don't understand how the City of Spokane and the County can continue to add to the existing problems that are growing on the east side of South Hill. High density housing has a place in every community. But, with that the governing agencies should be working diligently to ensure public safety, maintain and/or improve infrastructure, and develop plans that provide a well-coordinated environmental impact into the future. Help me understand how the County continues to develop areas in our community that have adverse impacts. Do we address problems only after someone dies in a terrible car accident?

Sent from [Mail](#) for Windows 10

May 18, 2019

Recreation and Conservation Office

Attn: Board Liaison

PO Box 40917

Olympia, WA 98504

Wyatt.lundquist@ro.wa.gov

Dear members of the review committee:

My name is Patricia Butterfield and I am a resident of the Glenrose Community; I am representing myself.

I am writing in opposition to the Zakheim Youth Sports Complex grant proposal request for \$350,000. Unfortunately, the Spokane Youth Sports Association (SYSA) has misrepresented the project to stakeholders throughout our community. They have adopted a top-down, force it through, "we know what's best for you," and "we just won't bother to work with the community," approach to the proposed project.

The proposed project is vastly mis-scaled for the area. Here's the site.



You can read what SYSA has proposed. The site is zoned Urban Reserve and the proposed project is not consistent with the land use allowances for that land designation.

The proposed Zakheim Youth Sports Complex should not be funded in this grant cycle. Funding it would derail the authentic conversations that needs to be engaged in by all constituencies on the project, public and private.

We are mothers, fathers, scientists, small business owners, academics, and more and are not averse to development. However, the proposed project lacks the infrastructure, scale, and process worthy of the land it proposes to diminish. Washington and Spokane can do better. I believe that your decision not to fund the project will lead to an important trust- and land-worthy solution for the project and community.

Thank you for your consideration.

Patricia Butterfield, PhD

Lundquist, Wyatt (RCO)

From: colleen byrne <colbyrne@gmail.com>
Sent: Thursday, May 30, 2019 8:17 AM
To: Lundquist, Wyatt (RCO)
Subject: Glenrose sports complex

I am in-favor of this complex going in. Spokane needs athletic facilities, our families and children need sports and activities in an age when sedentary habits consume children's lives. the South of the city is greatly absent of such projects and much needed.

Thank you
Colleen Byrne
Browns mountain area
colbyrne@gmail.com

Recreation and Conservation Funding Board Office

Attn: Board Liaison

P.O. Box 40917 Olympia, WA 98504-0917

June 1, 2019

Dear Sirs:

I write with regard to the Grant application for the Zakheim Youth Sports Complex to the Southeast of the City of Spokane, project #18-1451D.

No permitting for this proposed project has been made, nor the required environmental studies, etc. that make for a substantial delay in any initiation of this proposed project.

Spokane County has zoned this area "rural conservation and urban reserve", which describes its nature, yet the primary use for this proposed complex will be by an urban population. This sports complex is a private endeavor that does not provide for use by the local residents. Zoning compliance under our current county regulations is currently under review.

I am aware of the several letters of support from members of the City of Spokane, and political figures of this area who overwhelmingly represent urban needs and concerns. Please make note of the fact that this proposed sports complex will bring the city, day and night, to a rural community that has neither the infrastructural requirements, or the desire for the disruption it would bring, in the forms of lighting, P.A. systems, traffic congestion on a narrow secondary road.

Representations have been made to your Office that SYSA, the Grant petitioner has met and generally agreed to this plan with the members of the Glenrose community. This is manifestly not the case, and our community is opposed to the project.

Thank you for your consideration

Dan Chadwick, Glenrose Prairie

May 30, 2019

Recreation and Conservation Office
Attn: Board Liaison
P.O. Box 40917
Olympia, WA 98504-0917

RECEIVED
JUN - 6 2019
WA STATE
RECREATION AND CONSERVATION OFFICE

Re: Application #18-1451D, Zakheim Youth Sports Complex

Encl: (1) Glenrose Residents Go Toe To Toe with SYSA, Spokesman Review article, May 15, 2019
(2) Planners miss the target in Glenrose, Spokesman Review guest opinion, May 15, 2019
(3) Safe Rural Glenrose, Unhappiness in Glenrose, Spokesman Review Letters, May 29, 2019
(4) Area photographs of opposition signs, May 2019

Dear Board Members,

I wish to voice my objection to the proposed development of the Spokane Youth Sports Association's (SYSA) Zakheim Youth Sports Complex with the assistance of a state funded grant. The Washington State Recreation and Conservation Office grant funds should be used for other grant applicants that have a higher level of community support and less chance of delay due to ongoing conflicts or litigation.

This project is being "sold" as a "Community Recreation Facility" which violates the very definition of a Community Recreation facility in the Spokane County Zoning Code manual for the Rural: Urban Reserve zoning of the property. The manual defines a "Community Recreation Facility as: "Any public or private building, structure, or area which provides amusement, relaxation, or diversion from normal activities **for persons within the area in which it is located** and which is not operated for profit." This facility is being marketed as a draw for an area as far as 20 miles away for regular use, as well as for statewide and regional tournaments. The proposed service region and the scale of the project far exceed the zoning intent. A project of this scope should be classified under "Participant sports and recreation (outdoor only)" which is defined in the zoning code as: "Participant sports and recreation use in which the sport or recreation is conducted outside of an enclosed structure. Examples include tennis courts, water slides, and driving ranges". **"Participant sports and recreation (outdoor only)" is not a permitted use category in the property's Rural: Urban Reserve zoning.**

The local community where this sports complex is being proposed is represented by The Glenrose Association, a 501C non-profit charity group established for quality of life issues in this area. We are fervently against this development and The Glenrose Association is initiating legal action against Spokane County on our behalf. The community has sought alternatives to the proposed development and although the SYSA leadership has met in the past with The Glenrose Association leadership, there has been no resolution to the conflicts. SYSA has indicated that they are not interested in compromise, and by the completion of the final phases this facility will include stadium style lighting for nighttime use and nearly 400 parking spaces for the sports facility participants, regardless of impacts to local residents and the limited infrastructure in the area. We support youth sports activities but believe that development should follow the zoning and use standards established by the county.

Inaccurate information in the SYSA grant application gives the impression that this effort is ready to proceed with the support of the community. It is not. There are several glaring misrepresentations within the SYSA grant application.

The Clear & Grade Permit from the county of Spokane referenced in the application is not valid and has long since expired. It was obtained in 2010 by a previous owner of the property for initial efforts in developing a baseball and football field for South Spokane Little League. No new permits have been approved by the county to date. SYSA has indicated that the county will green-light the project based on past efforts that were completed 10 years ago in support of the original development. Conditions have changed significantly with respect to current traffic loads, residential housing in the vicinity, and environmental conditions and we intend to fight any permits based on 10 year old information.

Furthermore, the SYSA grant application presents a biased view of the community support and does not take into account the **organized community efforts against** this project. SYSA has not coordinated this grant application with the residents of the local area. This project and it's predecessor baseball/football field development have been in conflict with the local community for over a decade. In fact, the original efforts never gained sufficient community support to proceed. It is only through the generosity of a single wealthy donor, Irv Zakheim, that this project is being pushed forward. Mr. Zakheim purchased the land from the previous owner and donated it to SYSA for a sports complex that will be bear his name. Enclosed with this letter are several Spokesman Review newspaper items regarding the sports complex conflicts, and several photographs of the more than a hundred signs posted by area residents protesting the Zakheim Youth Sports Complex development.

It should be noted that the letters of support provided by SYSA are from civic leaders and other commercial entities that in many cases are from persons , offices, or organizations that don't have jurisdiction or a stake in the area proposed for the development. In particular, the mayor of Spokane and the director of the Spokane City Parks and Recreation Department are happy to endorse this effort by a private corporation to fund and build a facility that will place all of the infrastructure problems, traffic congestion, and acrimony into Spokane County outside of their jurisdiction. The local county residents who can't even vote on Spokane City issues will then be left to deal with the resulting problems.

This facility should be built in an area with the appropriate zoning and infrastructure to support the intended heavy use and the Washington State Recreation and Conservation Office grant funds should not be used on this ill-conceived project.

I fully support The Glenrose Association action to take legal action against Spokane County and/or the SYSA as they continue to ignore the community's input and the established zoning and permitted use standards.

Sincerely,



Paul DeRuiter

Glenrose area resident



Page 1

RECEIVED

JUN - 6 2019

WA STATE
RECREATION AND CONSERVATION OFFICE

OPINIONS

WEDNESDAY, May 15, 2019

GUEST OPINION

Planners miss the target in Glenrose

By Robert Hyslop
GLENROSE ASSOCIATION

Working in the county planning department has got to be a rough job at times. On the one hand, you have property owners pressing to build a project on their land and, on the other hand, you have adjacent landowners saying not next to me!

Thankfully, the planners have a 300-plus-page zoning manual to use as their bible to ensure compatibility. For each land zone there is a chart which lists acceptable uses for that zone. For clarity of what is allowed and what is not, a planner must first define what the proposed use is and then look at the chart to see which land zones it can be used in. Some uses are acceptable in rural, residential, commercial and industrial zones (all of them), while others are very limited in their scope.

As a planner you can't move the land but you can interpret the zoning chart or matrix table. I can only imagine an aggressive property owner pressing the planner to allow his desired use even if it doesn't quite fit his land designation. Once a decision is made by the planner, reaction by adjacent landowners is one indication of how well the planner interpreted the code manual.

In the case of the proposed Glenrose Sports Complex, the planning department has managed to infuriate several thousand residents. You might ask how that happened, and the short answer is the planners misinterpreted their zoning manual. They are calling this a Community Recreation Facility: any public or private building, structure, or area which provides amusement, relaxation, or diversion from normal activities for persons *within the area in which it is located* and which is not operated for profit.

A perfect example here is, Glenrose would be a bridle path for all the area horse people. In reality this is either a Spectator Sports Facility: Use in which athletic or other events are provided for spectators either in or out of doors - examples include but are not limited to baseball stadiums, football stadiums, racetracks and arenas - or a Participant Sports and Recreation Facility: Participant sports and recreation use in which the sport or recreation is conducted outside of an enclosed structure - examples include tennis courts, waterslides and driving ranges. Neither the spectator nor the participant sports facilities are allowed in rural zones like Glenrose.

It only makes sense that sporting fields with stadium lighting, artificial turf and hundreds of parking spots for spectators and participants would not be allowed in a rural setting like Glenrose. The infrastructure won't accommodate people traveling in from out of the area to use or spectate at the facility. The rural nature of the area will be severely changed, which is totally contrary to what the planner is mandated to preserve in the zoning manual. For these reasons and much more, local residents are livid! The interesting and salient point is the manual doesn't allow this type of facility in a rural zone!

The manual allows developments like the proposed sports complex in areas where there is more infrastructure. There needs to be adequate water supply, a sewer system, and places for spectators to shop and eat when they are not attending a tournament or practice cheering on their team.

The manual doesn't allow for a development to destroy our night sky like the proposed stadium lighting will, and it certainly doesn't intend for a development to drive away our deer, moose and elk population - just to name a few critters we live with here in Glenrose. It doesn't allow for gridlock on county roads that were never built to accommodate this type of development. If you lived in a rural area would you stand for it? These are some of the reasons the community is awake and energized over this proposed development.

We don't live in a perfect world. People and planning departments make mistakes. The beauty of life is we can correct our errors. I challenge the Spokane County Planning Department to dive back into their zoning manual and see how they have fired up and galvanized an entire community over the development of this proposed sports complex. After careful consideration, simply take another shot at it and disallow this development in Glenrose.

Robert Hyslop is president of The Glenrose Association.

GLENROSE RESIDENTS GO TOE TO TOE WITH SYSA

Proposed youth sports complex
draws neighborhood ire

By Nicholas Deshals
THE SPOKESMAN-REVIEW

A coalition of Glenrose residents has threatened legal action to stop the development of a \$2.2 million youth sports complex on 20 acres of rural land southeast of Spokane they say will "forever alter the Glenrose neighborhood."

The Glenrose Association sent a letter last week to the Spokane

Youth Sports Association citing numerous permitting and legal hurdles for the project and urged the SYSA to "address the serious concerns of the neighborhood."

"You can avoid the expense, delay and uncertainty of permit and legal battles and retain control of the outcomes," states the letter, written by local lawyer

See SYSA, 7

RECEIVED

JUN - 6 2019

WA STATE
RECREATION AND CONSERVATION OFFICE

FROM THE FRONT PAGE

MAY 15, 2019 • WEDNESDAY • NEWS 7

Neighborhood cries foul on sports complex

A coalition of Glenrose residents is trying to stop the development of a \$2.2 million youth sports complex that would have four baseball fields, two year-round multisports synthetic turf fields with lights, and a basketball court.

SYSA

Continued from 1

Rick Eichstaedt for the Seattle-based environmental law firm Bricklin & Newman. "You have little to lose and much to gain by seeking a mutually acceptable solution with your would-be neighbors."

The development, the letter argues, would create traffic congestion and require extensive lighting, harming the neighborhood's residents and character.

A day later, Philip Helean, SYSA's executive director, responded to the three-page letter with a one-sentence reply, saying the group's members "respectfully disagree with its content."

Helean said Tuesday he had no comment about the proposed development or the Glenrose letter, and would not confirm he wrote the response.

"We don't have any comments," he said. "No comments."

John Pederson, Spokane County's planning director, did not know of the letter from the Glenrose group, but said the county's processes would mitigate any issues arising from the development. He noted that the county's hearing examiner reviewed a similar proposal on the same property in 2009, and much of what was determined then stands today.

"All the issues that are raised by the Glenrose Association were addressed by the hearing examiner," he said. "Nothing's changed. We have no pending permits. Nothing has happened since the last environmental process 10 years ago."

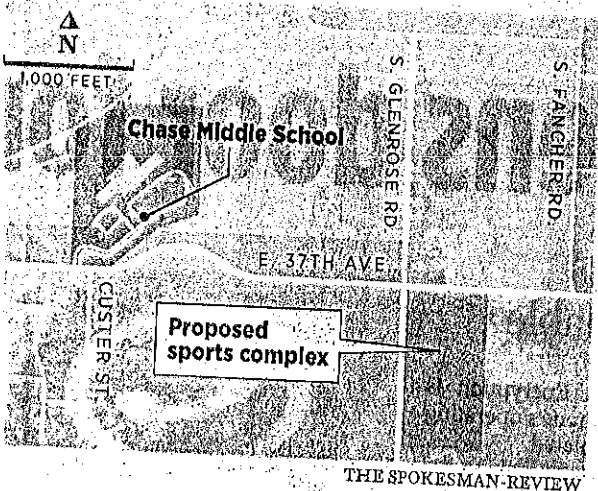
Pederson declined to go into details on the issues facing the neighborhood, property and development, saying the "file is very extensive. Not something I can describe in a couple of sentences. The file is a foot thick."

SYSA did have a pre-development meeting with the county in 2017, when it submitted site plans. Pederson said the examiner's decade-old environmental review has concrete solutions to deal with issues of traffic and excessive nighttime lighting of the facility.

"There's a whole slew of mitigation measures that were applied to this project," he said.

Changing hands, same plan

The situation began a decade ago when the Spokane South Little League sought to develop a \$4.5 million, 20-acre baseball complex on the southeast corner of 37th Avenue and Glenrose Road on land owned by Morning



Star Boys' Ranch. At the time, the Glenrose Association said the development would significantly increase noise, traffic and stormwater runoff. When the county issued a grading permit in October 2009, the neighborhood association appealed, leading to a decision by Mike Dempsey, the hearing examiner.

Dempsey's ruling said a traffic impact analysis had to be done before a building permit could be issued, and said the league had to comply with all noise and disturbance standards set out by the county.

During this time, the Morning Star Boys' Ranch transferred the property to the Morning Star Foundation. With no sign of development in 2012, the foundation sold the 20 acres to South Spokane Little League for \$577,000. Four years later, development had yet to begin and the property was sold to SYSA in 2016 for \$476,000.

Under SYSA - which runs youth sports leagues for soccer, flag football, track, cross country, rugby, basketball, baseball and softball - the plan now is to build a multi-use sports complex.

A grant application filed by SYSA with the state Recreation and Conservation Funding Board says the \$2.2 million development is called the Zakheim Youth Sports Complex. According to the application, the sports complex will "build one multipurpose sports field, a parking lot, storage facilities, and restrooms. When fully developed, the sports complex will include four youth baseball fields, two multi-sports fields with lights, a basketball court, storage facilities, restrooms, and a walking path. The multi-use field could be used year-round and will be the only synthetic turf field on the South Hill."

The neighborhood associ-

ation, however, said the development was proceeding on an "erroneous" characterization by the Spokane County Building and Planning Department, which defines the project as a "community recreation facility." Under this designation, the complex is intended for "amusement, relaxation, or diversion from normal activities for persons within the area which it is located."

As a "regional sports hub," the neighborhood association argues the correct definition is "participant sports and recreation" facility, a use not allowed in the zoning on SYSA's property.

Pederson, the county's planning director, said the "community recreation facility" is the right definition, because it says the use is "not operated for profit."

"It's a nonprofit situation," he said. "That's the definition."

Eichstaedt, the association's lawyer, disagreed, saying the county only defined the project's land that way "so it can move forward."

"I think it's that definition so it fits the zoning out there," he said. "We did exhaustive public records requests looking for uses under 'community recreation facility.' There's nothing out there that would support the definition he gave you."

The neighborhood association's letter also said the complex would require the construction of new roads, a large parking lot and "extensive lighting" for night games, to the detriment of the neighborhood.

According to Spokane County, 37th carries about 2,000 cars a day in this area, and Glenrose carries between 3,800 and 5,200 vehicles a day. The complex would cause a "large influx of vehicles" to come to the neighborhood "in the short windows of time before and

after games that will cause significant traffic impacts," the association's letter said.

Glenrose grows

The increase in traffic is what most concerns Bob Hyslop, the association's president, who has lived in Glenrose for 33 years.

"What I've seen is the city is continuing to work its way out as time goes along," he said. "One thing that's changed quite a bit in more recent times, with all the development off of Regal - the apartment complexes and whatnot - the pressure on Freya and Thor has increased so there's a lot of people coming down Glenrose. There are only so many ways you can get off the South Hill."

Hyslop said the only real solution to preventing worse traffic caused by the development is to stop the development altogether. That's his goal, and he says it's the sentiment of his neighbors.

"I've polled the community pretty intensely over the past couple of years," he said. "Close to 100% of the people are against it. It's significant. It's very significant. So then you have to ask why. The biggest concern people have is the traffic impact. The second biggest impact, and probably the most invasive thing about the deal, is their plan to put in stadium lighting."

Eichstaedt, who said he sees an outcome that allows the project to proceed, faults SYSA for its unwillingness to talk with the Glenrose Association. He noted that the association tried to initiate meetings three times with SYSA - in October 2017, November 2017 and February 2018 - but were denied.

"Nobody wants to end up in a prolonged legal battle. The neighbors have tried three times to sit down with SYSA and work through this," he said. "We'll hold our nose and allow this to move forward, but there needs to be a solution to these problems."

First, though, Eichstaedt has tried to throw a wrench in SYSA's application to the state's recreation funding board, where it's seeking a \$350,000 grant for the project. The application said the project had a valid grading permit, which it doesn't, according to both Eichstaedt and Pederson. The letter to the state body was sent last week as well.

"No neighborhood wants to fight with youth sports. This isn't fighting a bad developer," Eichstaedt said. "But everybody has to follow the rules and everybody has to be a good neighbor."

CONTACT THE WRITER:

(509) 459-5440

nickd@spokesman.com

RECEIVED

JUN - 6 2019

WA STATE
RECREATION AND CONSERVATION OFFICE

THE SPOKESMAN-REVIEW

NOR

Stace
PU

OPINIONS

WEDNESDAY, May 29, 2019

LETTERS

Smith truly honorable

Robert A. Smith for the Nobel Peace Award, Time Person of the Year, Carnegie Medal, you name it, he deserves it ("Speaker tells Morehouse grads he'll pay their debt," May 20).

Maybe an award could be created in his name. Perhaps something like: "The Robert F. Smith True Spirit of America" award.

John Myers
Spokane Valley

Safe, rural Glenrose

What's the point of county zoning if zoning definitions can be easily misinterpreted by the county planning department to cater to a specific want?

We live in a rural community in Spokane County where a private developer is wanting to build a large sports complex with multiple fields of synthetic grass and stadium lighting in order to host statewide tournaments.

Per the county, the area in question is designated a Community Recreational Facility, which is defined as for the "diversion from normal activities for persons within

the area which it is located." Statewide sports teams from Deer Park, let alone Seattle, aren't "within the area." So the planned use for the sports complex is in direct violation of its zoned definition.

We support kids' sports, but don't believe the zoning of a rural community should be abused when other viable options already exist.

If the county's zoning rules can be so easily changed in our neighborhood, what's to prevent the rules to be easily changed tomorrow in yours?

Peter Sanburn
Spokane

Unhappiness in Glenrose

What is more important to families living in Spokane County than to have a home which is safe and serene? We all work ardently to achieve owning property.

Yet the SYSA sports complex project, in the Glenrose area, is destined to disrupt the tranquility. To bulldoze and erect a 40-acre soccer plus baseball complex is with little or no regard for the disruption it will bring to Glenrose. The forces within Spokane Coun-

ty, who have approved this unwanted program, should reconsider. They are hearing but are not acting on the intense resistance. The increase in vehicular traffic that this enterprise will produce will be overwhelming. And then there is the issue of blinding light standards for night activities.

The entire project would never have moved on were it not for one individual who saved the property from foreclosure. He then donated it to SYSA even though he knew the outrage and disruption it would, and has caused, the Glenrose community over the years. Owning the land outright further emboldened the SYSA.

This sports project, after all, is a private venture and not a community undertaking. We all are for children to be able to play sports. However, you do not create this type of a complex in a rural-agricultural area. The intense opposition alone should sink it.

I say back off, Spokane County and SYSA, in order to find an area more suitable for your venture. Let there be harmony in Glenrose instead of the present contentiousness over the intend.

Jack Abel
Spokane

Letters policy

The Spokesman-Review invites original letters of no more than 250 words on topics of public interest. Unfortunately, we don't have space to publish all letters received, nor are we able to acknowledge their receipt. We accept no more than one letter a month from the same writer. Please include your daytime phone number and street address. The Spokesman-Review retains the nonexclusive right to archive and republish any material submitted for publication.

Send letters to:

Letters to the Editor
The Spokesman-Review
999 W. Riverside Ave.
Spokane, WA 99201.

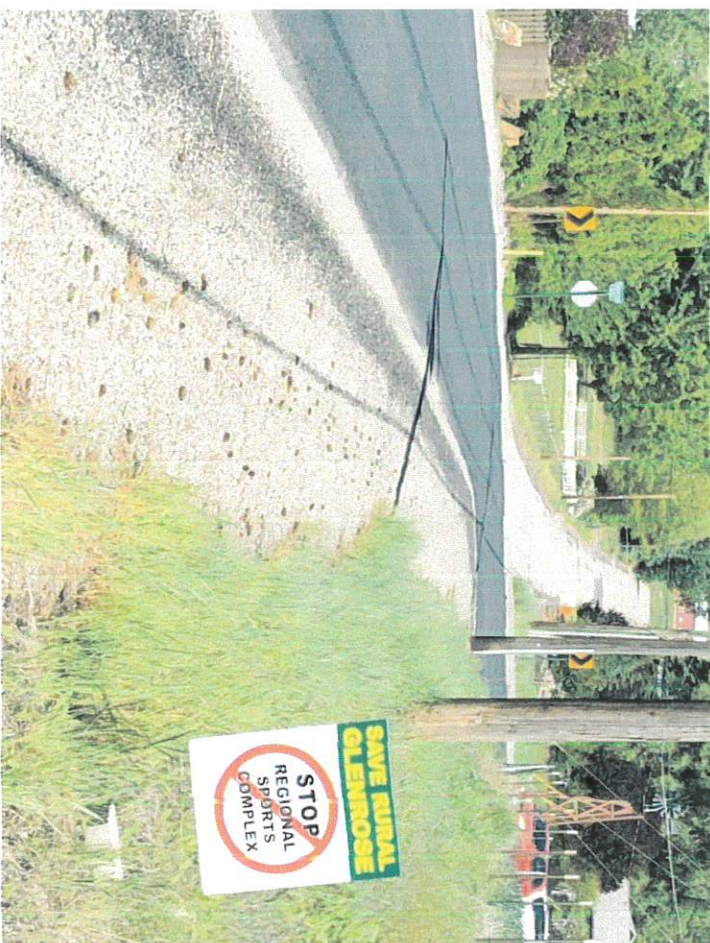
Email: editor@spokesman.com

Questions: (509) 459-5026

RECEIVED

JUN - 6 2019

WA STATE
RECREATION AND CONSERVATION OFFICE



Consolidated Mail Services - (360) 664-9617

Accountable Mail Manifest

6/5/2019 7:47:13 AM

PO Box	Tracking Number	Carrier	Sender	Date Received	SST Tracking Number
Delivery Point 40917		ROUTE 2 - Campus 2; RUN 1 - 0600-1100			
40917	9505513023689154151708	USPS		6/5/2019	9999001507680

Total items for DP 40917: 1

Paul De Ruiter
RECEIVED *Priority Mail*

JUN - 6 2019

WA STATE
RECREATION AND CONSERVATION OFFICE

1954-55
1955-56

Lundquist, Wyatt (RCO)

From: Barkis, Kathleen (RCO) on behalf of RCO MI General Info (RCO)
Sent: Thursday, May 16, 2019 11:46 AM
To: RCO DL RCFB Grants Section
Cc: Lundquist, Wyatt (RCO)
Subject: FW: South Complex in Glenrose - letter of support 5/16/19

To whom it may concern - Thank you.
Nikki, Wyatt, OGM? (I couldn't find in PRISM) Kathleen

-----Original Message-----

From: Matt Donoghue [mailto:matt.donoghue07@gmail.com]
Sent: Thursday, May 16, 2019 9:17 AM
To: RCO MI General Info (RCO) <info@rco.wa.gov>
Subject: South complex in glenrose

Just want to express my support for the south complex in the glenrose neighborhood. There are a lot of loud voices against it but there are many people that support it but are intimidated to speak up. I'm not one of them. Please consider there have been many people silenced by this mob and hope you help bring this project to fruition. I have 4 kids and would love to have that complex close to our home.

Thank you

Matt Donoghue
509-710-7571



BRICKLIN & NEWMAN LLP

lawyers working for the environment

Reply to: Seattle Office

May 9, 2019

RECEIVED

MAY 15 2019

Recreation and Conservation Funding Board
P.O. Box 40917
Olympia, Washington 98504-0917

WA STATE
RECREATION AND CONSERVATION OFFICE

Re: Zakheim Youth Sports Complex Proposal

Dear Board Members:

I am writing on behalf of my client, the Glenrose Association, regarding the Zakheim Youth Sports Complex grant proposal submitted by Spokane Youth Sports Association's ("SYSA"). The Glenrose Association is a non-profit neighborhood association committed to preserving the history, traditions, and appearance of the Glenrose neighborhood in Spokane County, as well as protecting its abundant natural habitats and wildlife.

The Association is extremely concerned about the Zakheim Youth Sports Complex Proposal and the impact of the project's development on the Glenrose community. Since the project's inception, the Association has raised substantial concerns regarding the impacts of the project on the community, including traffic, lighting, noise, and other impacts. The Association urges the Recreation and Conservation Funding Board to deny funding this proposal.

Review of the proposal indicates a number of shortcomings that warrant denial.

1. SYSA cannot "move quickly to complete the project."

As provided in Manual 17, "Youth Athletic Facilities" at 40, a potential grantee must demonstrate that it can "move quickly to complete the project." However, there are significant obstacles that prevent this project from proceeding quickly or even at all.

First, the grant information submitted by SYSA indicates that it has received a grading permit for the project. This is false.

The previous owner of the property received a final grading permit on November 7, 2013 and subsequently undertook grading activities on the property, leaving large piles of fill material on the property. At some point thereafter, the site was returned to its original condition (without a grading permit) and has remained in this condition ever since. The original grading permit issued in 2013 has not been renewed and, therefore, expired after 18 months per the local county code. SCC 3.02.020.

The current slope and condition of the property will make grading necessary before a sports field complex and buildings can be constructed. Because grading will be necessary, SYSA must apply for and obtain a new permit before beginning any grading activities. SCC 3.10.020(d). As discussed below, that and other actions will trigger SEPA review.

Second, an athletic facility is not allowed by the current zoning of the surrounding area. SYSA's project is only allowed under the current zone if it can be characterized as a "community recreation facility." However, this facility does not fit the definition of that use category.

SYSA's sports field complex will be comprised of multiple baseball and soccer fields, along with buildings to support these uses, such as restrooms and concession stands. A "community recreational facility" is for "amusement, relaxation, or diversion from normal activities **for persons within the area in which it is located . . .**" (Emphasis supplied.) In contrast, SYSA intends for its sports field to be a regional sports hub that draws people from well beyond the Glenrose neighborhood. It is not limited to benefitting "persons within the area in which it is located."

The facility would be more correctly characterized as a "participant sports and recreation (outdoor only)" use, which is defined as "Participant sports and recreation use in which the sport or recreation is conducted outside of an enclosed structure. Examples include tennis courts, water slides, and driving ranges." SCC 14.300.100. These are outdoor facilities that draw from a larger area than the immediate neighborhood. However, that use is not allowed in the area proposed for this project. Accordingly, this project cannot proceed.

Third, when SYSA does submit its application materials for the sports field complex, it will be subject to review under the State Environmental Policy Act ("SEPA"). Depending on the final design of the proposed sports field complex, significant adverse environmental impacts could include traffic, noise, light/glare, and aesthetic impacts. The construction of the sports field complex will forever alter the Glenrose neighborhood. The environmental consequences of this action will need to be considered and mitigated before any permits are issued. If impacts cannot be mitigated, the proposal will need to be denied.

Last, SYSA will need to analyze and mitigate traffic impacts associated with this proposal. This proposal will cause a large influx of vehicles to enter the Glenrose neighborhood in the short windows of time before and after games that will cause significant traffic impacts to the Glenrose neighborhood. The significant traffic impacts of the proposal must be analyzed, and all appropriate mitigation measures must be taken to avoid impermissible declines in the level of service of roads within the Glenrose neighborhood.

All of these obstacles will require significant time and expense to address and, as for the zoning, may present an insurmountable obstacle to project development. Certainly, there is no way that the project can move quickly to completion.

2. The project is has significant public opposition.

The Board must consider “[t]o what extent do users and the public support the project.” Manual 17, Youth Athletic Facilities at 40. The Manual indicates that media coverage can serve as evidence of public support. *Id.*

As stated, the neighborhood association to which this project would be built strongly opposes this project, as it is currently designed. This evidence is well illustrated by coverage in the local media.¹ Moreover, as illustrated below, directly across from the site of the proposal is a sign that clearly expresses public opposition to the project.



¹ Recent Spokesman Review stories include “SYSA plans for sports complex at 37th and Glenrose needs project permits, faces neighborhood concerns”, May 24, 2018, available at <http://www.spokesman.com/stories/2018/may/24/sysa-plans-for-sports-complex-at-37th-and-glenrose/>,

“Relocate proposed Glenrose Sports Complex to more appropriate site”, July 7, 2018, available at <http://www.spokesman.com/stories/2018/jul/07/richard-brooke-relocate-proposed-glenrose-sports-c/>, “Glenrose not the place”, June 30, 2018 available at <http://www.spokesman.com/stories/2018/jun/30/glenrose-not-place/>.

According to RCO Project Manager, Allison Greene, SYSA indicated that they “met with the neighborhood” to resolve issues. This is hardly the case. Representatives from the Association initiated meetings on three occasions (October 10, 2017, November 8, 2017, and February 7, 2018) to try to explain the community’s concerns and reach an understanding as to measures that SYSA could implement to address the community’s concerns. The Association’s representatives met with the SYSA Executive Director. During the February 7, 2018 meeting, the Association proposed specific measures that would address our concerns and suggested that the Association’s representatives engage directly with the SYSA board of directors so the SYSA Board could better understand the community’s concerns and efforts to reach agreement. SYSA responded after that meeting that it was not interested in involving its Board in the discussions or, for that matter, have any further discussion at all.

It should be noted that a previous contentious project in Spokane County received RCO funding, a proposed whitewater park.² Community opposition and the type of permitting obstacles identified above resulted in a return of the award funds. We urge you to avoid a repeat of this situation and to consider public opposition to this proposal.

3. SYSA has not provided proof of matching funds.

RCO regulations, WAC 286-13-040(3), requires that SYSA provide proof of matching funds at least one calendar month before board approval of funding. As of this date, no proof has been provided and SYSA has requested an extension of time to demonstrate that it has an adequate match.

4. The facility will not be available to the public.

Recreation and Conservation Funding Board Resolutions 2003-24 and 2015-02 require that the facility must be open to the public for youth or community athletic purposes. Manual 17 states, “Open to the public means that the facility is available for enjoyment by the general public for the facility’s intended purpose when it is not scheduled for games or practice.” Moreover, the RCO grant can only fund a project if “any project [is] intended to only benefit a ... nonprofit organization’s facility needs.” Recreation and Conservation Funding Board Resolutions 2015-02 and 2017-34.

SYSA has not indicated whether the facility will be made available to the public for community use during unscheduled times or whether non-SYSA activities will be conducted at the facility.

5. The project file appears to lack a legal opinion.

Recreation and Conservation Funding Board Resolution 2015-02 requires that first time applicants provide a legal opinion that indicates that it will be able to legally comply with the grant requirements. It appears as though this is missing for this application – and that this is not a mere ministerial oversight.

² See <https://outthereoutdoors.com/whatever-happened-with-the-spokane-river-whitewater-park-proposal/> and

6. RCO must consult with DAHP and local tribes about potential impacts.

RCO is required to consult "with the Department of Archaeology and Historic Preservation and affected Native American tribes for a determination of possible impacts to archaeological and cultural resources." Manual 17, Youth Athletic Facilities at 17.

The Glenrose area is rich in Native American and early settler history. According to one source:

Glenrose Prairie in what is now southeast Spokane were favorites of prehistoric American Indians and were populated at an early date by white settlers. The areas were attractive to both groups for two primary reasons -- they offered open, fertile meadows that were good environments both for Indian root staples and Euro-American agriculture, and they provided a natural travel route between the major drainages of Hangman Creek and the Spokane River. The prairies survived for many years as idyllic rural environments, served and tied together by an early railroad line.³

Given this rich history, it is critical that the consultation with the Spokane Tribe, the Coeur d'Alene Tribe, and DAHP occur.

To conclude, there are significant hurdles that exist to the development of this site and it appears that the proposal does not meet all of RCO's criteria for project approval. We urge you to carefully consider the issues raised in this letter.

Please do not hesitate to contact me to discuss this matter.

Sincerely,

BRICKLIN & NEWMAN, LLP

A handwritten signature in blue ink, appearing to read 'REI' followed by a stylized flourish.

Rick Eichstaedt
Attorney for Glenrose Association

cc: Alison Greene, RCO

³ See <https://www.historylink.org/File/9036>.



BRICKLIN & NEWMAN LLP
lawyers working for the environment

RECEIVED

MAY 15 2019

WA STATE
RECREATION AND CONSERVATION OFFICE

Reply to: Seattle Office

May 9, 2019

SENT VIA EMAIL (phil@sysa.com)

Philip Helean, Executive Director
1221 N Howard
Spokane, WA 99201

Dear Mr. Helean:

I am writing on behalf of my client, the Glenrose Association, regarding the Spokane Youth Sports Association's ("SYSA") proposed sports field complex in the Glenrose neighborhood. As you know, the Glenrose neighborhood and its residents have strongly expressed their concern about the proposal because of its impacts to the neighborhood.

Representatives from the Association have initiated meetings with you on three occasions (October 10, 2017, November 8, 2017, and February 7, 2018) to try to explain their concerns and reach an understanding as to measures that SYSA could implement to effectively address the concerns of the community. During the February 7, 2018, the Association proposed specific measures that would address its concerns and suggested that they engage in discussions with the SYSA board of directors so that SYSA could better understand the neighborhood's concerns and desire to reach a mutually beneficial agreement with SYSA. After the call, you indicated to an Association representative that SYSA was not interested in reaching an understanding with the neighborhood and no effort was made to have a meeting with the board. That was a missed opportunity to resolve these issues amicably.

Since that time, the Association has retained legal counsel to assist them in this matter. Our review of your proposal has indicated several significant legal shortcomings that will present significant obstacles to the proposal. We urge you to carefully consider these, as well as to reconsider the efforts of the Association to amicably resolve concerns regarding development on the proposed site.

First, it appears that the Spokane County Building and Planning Department is erroneously characterizing your project as a "community recreation facility." This is clearly the wrong classification for the proposed use under the Spokane County Code.

SYSA's sports field complex will be comprised of multiple baseball and soccer fields, along with buildings to support these uses, such as restrooms and concession stands. Of course, with the large

number of people travelling to the Glenrose area to attend the games held here, a large number of parking spaces will be required to accommodate them. Through conversations with Association board members with SYSA representatives, it is our understanding that SYSA intends to conduct night games at the sports complex and will require extensive lighting.

A "community recreational facility" is for "amusement, relaxation, or diversion from normal activities **for persons within the area in which it is located . . .**" SYSA intends for its sports field to be a regional sports hub that draws people from well beyond the Glenrose neighborhood. It is not intended to benefit "persons within the area which it is located." The activities on site can hardly be characterized as an amusement, relaxation, or diversion.

There is another use category that is a much better fit for your proposed use. The "participant sports and recreation (outdoor only)" use is the correct classification for this proposal. This use is defined as "Participant sports and recreation use in which the sport or recreation is conducted outside of an enclosed structure. Examples include tennis courts, water slides, and driving ranges." SCC 14.300.100. Clearly, the County has proposed classifying this use incorrectly.

The County's incorrect use categorization is significant because "participant sports and recreation" is not an allowed use in the zone where the property is located.

Second, you erroneously indicated to the Recreation and Conservation Funding Board in a grant application that you have a valid grading permit for the site. The previous owner of the property received a final grading permit on November 7, 2013 and subsequently undertook grading activities on the property, leaving large piles of fill material on the property. At some point thereafter, the site was returned to its original condition (without a grading permit) and has remained in this condition ever since. The original grading permit issued in 2013 has not been renewed and, therefore, expired after 18 months. SCC 3.02.020. Therefore, at this time, you do not have a valid grading permit. You provided the RCO false information when you asserted otherwise. We have so advised the RCO. How the RCO uses that information and the extent to which it impacts your credibility with the RCO remains to be seen.

If SYSA is intending to undertake any grading activities on the site to construct the various sports fields, it will need to obtain a new grading permit. The current slope and condition of the property will make grading necessary before a sports field complex and buildings can be constructed. Because grading will be necessary, SYSA must apply for and obtain a new permit before beginning any grading activities. SCC 3.10.020(d).

Third, when SYSA does submit its application materials for the sports field complex, it will be subject to review under the State Environmental Policy Act ("SEPA"). Depending on the final design of the proposed sports field complex, significant adverse environmental impacts could include traffic, noise, light/glare, and aesthetic impacts. The construction of the sports field complex will forever alter the Glenrose neighborhood. The environmental consequences of this action will need to be considered and mitigated, if possible, before any permits are issued. If the impacts cannot be mitigated, the permit application should be denied.

Last, SYSA will need to analyze and mitigate traffic impacts associated with this proposal. This proposal will cause a large influx of vehicles to enter the Glenrose neighborhood in the short windows of time before and after games that will cause significant traffic impacts to the Glenrose neighborhood. The significant traffic impacts of the proposal must be analyzed, and all appropriate mitigation measures must be taken to avoid impermissible declines in the level of service of roads within the Glenrose neighborhood.

To conclude, there are significant hurdles that exist to the development of this site. We urge you to carefully consider the issues raised in this letter. We also welcome the opportunity to meet with you and your board to discuss how SYSA can address the serious concerns of the neighborhood. We urge you to reconsider your prior decision to not engage in discussions with the Association. An amicable resolution can be hugely beneficial to your organization as well as for the Association. You can avoid the expense, delay and uncertainty of permit and legal battles and retain control of outcomes more so that if hearing examiners and judges are making the decisions. You have little to lose and much to gain by seeking a mutually acceptable solution with your would-be neighbors.

Please do not hesitate to contact the Association or me to discuss this matter. If you are represented by counsel, your communications with me should start with him or her. Thank you.

Sincerely,

BRICKLIN & NEWMAN, LLP

A handwritten signature in black ink, appearing to be 'RE' followed by a stylized flourish.

Rick Eichstaedt
Attorney for Glenrose Association

cc: Client
Spokane County
Recreation and Conservation Funding Board
Alison Greene, RCO

Natural Resources Building
P.O. Box 40917
Olympia, WA 98504-0917
1111 Washington St. S.E.
Olympia, WA 98501



(360) 902-3000
E-mail: info@rco.wa.gov
Web site: www.rco.wa.gov

STATE OF WASHINGTON
RECREATION AND CONSERVATION OFFICE

May 16, 2019

Rick Eichstaedt
Attorney for Glenrose Association
1424 Fourth Avenue, Suite 500
Seattle, WA 98101

RE: Response to letter of concern received May 15, 2019
RCO Project #18-1451, Zakheim Youth Sports Complex

Dear Mr. Eichstaedt:

On behalf of the Recreation and Conservation Funding Board (RCFB), thank you for submitting your written comments dated May 9, 2019. Your letter will be shared with the RCFB at their meeting scheduled for June 27, 2019.

As you may know The Recreation and Conservation Office (RCO) is the state agency that manages RCFB grant projects. In that light I offer you the following brief responses to your six concerns:

1. RCO requires all grant projects to comply with all legal and permit requirements. We do not engage or take positions on those processes.
2. You are correct, the RCFB does consider to what extent the public supports the project. The RCFB will be provided a copy of your letter, in addition to the letters of support obtained from the applicant, at their June 2019 meeting.
3. The certification of the applicant's match has been provided to RCO, per WAC 286-13-040 (3).
4. The Spokane Youth Sports Association will be required to uphold the terms and conditions of a Youth Athletic Facilities grant agreement, which requires availability to the public.
5. A valid legal opinion is on file at RCO, as required.
6. RCO will follow all requirements regarding cultural resource consultation. This process is just beginning as the Legislature only recently passed funding for this grant project.



Please note that the RCFB is a funding board, not a board that makes land use decisions. Land use decisions and permitting is generally a local process, unless state or federal permits are required. We suggest you address land use and permitting decisions or appeals with the appropriate entity with jurisdiction.

If you have any further questions or concerns, please contact the RCO Outdoor Grants Manager for the Spokane area, Alison Greene, at 360-522-3698 or at Alison.greene@rco.wa.gov.

Sincerely,

A handwritten signature in blue ink that reads "Kaleen Cottingham". The signature is written in a cursive, flowing style.

Kaleen Cottingham
Director

cc: Alison Greene, RCO Outdoor Grants Manager
Recreation and Conservation Funding Board

Lundquist, Wyatt (RCO)

From: Tommy Flick <tommyflick@gmail.com>
Sent: Monday, June 10, 2019 5:01 PM
To: Lundquist, Wyatt (RCO); Greene, Alison (RCO)
Subject: Please don't develop the Sports Complex

To Whom It May Concern:

I'm a resident of Broadmoor Estates, up 25th Ave. I support youth sports and am a counselor specializing in teen counseling.

It is my firm belief that the sports complex would be a failure if placed in the Glenrose area. I have yet to speak to any neighbor who is in support of the arrangement.

It will cause gridlock traffic, and ruin the natural rural beauty of the area.

I'm sure you may think you're doing the community a service by pushing through the complex agenda, but how can that be if all the immediate residents of the area are against the project?

Please discontinue the sports complex development. Our neighbors don't want it in our backyard.

Tommy Flick

Tommy Flick, MA, LMFT
www.FlickConnection.com

Lundquist, Wyatt (RCO)

From: Jessica Flick <jessieflick@gmail.com>
Sent: Monday, June 10, 2019 8:14 PM
To: Lundquist, Wyatt (RCO)
Cc: Greene, Alison (RCO)
Subject: Re: Opposition to RCO Project 18-1451D Zakheim Youth Sports Complex

Wyatt,

Thank you so much for the confirmation. I'm also attaching a picture of the yard sign posted throughout the community that I referenced in my email.

Thank you again for hearing our concerns.

Best,
Jessica



On Jun 10, 2019, at 8:10 AM, Lundquist, Wyatt (RCO) <wyatt.lundquist@rco.wa.gov> wrote:

Ms. Flick,

Thank you for contacting the Recreation and Conservation Office (RCO). Your email will be shared with the board and kept as part of our official record. Don't hesitate to contact me if you have any questions.

Respectfully,
Wyatt

From: Jessica Flick <jessieflick@gmail.com>

Sent: Sunday, June 9, 2019 10:45 AM

To: Lundquist, Wyatt (RCO) <wyatt.lundquist@rco.wa.gov>; Greene, Alison (RCO) <alison.greene@rco.wa.gov>

Subject: Opposition to RCO Project 18-1451D Zakheim Youth Sports Complex

Dear Recreation & Conservation Officer,

I am writing as a concerned Washington state resident strongly opposing the grant project for the SYSA's Zakheim Youth Sports Complex at 37th and Glenrose in Spokane County.

I am a 34-year-old who grew up in Spokane in the Glenrose community and benefited from the rural habitat. I moved to San Francisco for college and recently moved back to Spokane County to start a family. We chose the Glenrose neighborhood for the rural community, something that is rare and unique to find in Spokane where development is abound. After leaving the traffic and congestion of San Francisco, this rural community is what drew us to move to Washington state, rather than another state such as Idaho or Oregon.

I understand that the SYSA has communicated that the community is behind this development. That is NOT the case. My husband and I are actively involved in the Glenrose Association and we've made it clear through letters to the local newspaper, public signage in lawns and community meetings that we have concerns over the increased traffic, light pollution, damage to our reservoir, decline in property value, and improper use of land designated as rural. This project ***does not have the community's support*** and we ***do not*** want our taxpayer dollars going towards this development.

Here are the facts for you to consider.

- The residents who reside in Glenrose, who have went to great efforts to build a strong community and to care for a rural land is **NOT** behind this development
- The SYSA have referenced an out of date grading permit; the way that it's written is misleading
- The land owned by SYSA, designated for their proposed regional sports complex, is located in Spokane County, in a nearly 150-year-old rural farming and ranching community known as Glenrose
- This land is zoned as rural land and our community wants to keep it that way. There are five rural zone classifications used to classify rural zoned land in Washington State. The

five categories are as follows: Rural Traditional, Rural, Rural Conservation, Urban Reserve and Rural Activity Center.

- The SYSA property is zoned Urban Reserve--SYSA owns three parcels (35354.9042, 35354.9043, 35354.9044) comprising approximately 20 acres which is the proposed site for the sports complex. They have an option to purchase three additional parcels comprising approximately 20 acres, adjacent and East of their existing land, for future expansion of the sports complex. All six parcels are zoned **Urban Reserve**. 6. The Spokane County Zone Code defines the purpose and intent of Rural Zones as to provide for a *traditional rural landscape including residential, agricultural and open space uses*. Public services and utilities will be limited in these areas.

I played SYSA as a youth and as I grow my own family, I expect that they too will be involved in the local sports. It's an organization that I expect should take the community's interest into consideration and if they've alluded to community support, then I hope my letter proves otherwise.

Community support aside, the zoning of this land does not allow for this kind of development so that should make this an easy decision.

Thank you in advance for upholding the desires of the community and legal zoning restrictions.

Best,
Jessica

Jessica Flick
2605 S. Thierman Ln
Spokane, WA 99223

Lundquist, Wyatt (RCO)

From: Jessica Flick <jessieflick@gmail.com>
Sent: Sunday, June 9, 2019 10:45 AM
To: Lundquist, Wyatt (RCO); Greene, Alison (RCO)
Subject: Opposition to RCO Project 18-1451D Zakheim Youth Sports Complex

Dear Recreation & Conservation Officer,

I am writing as a concerned Washington state resident strongly opposing the grant project for the SYSA's Zakheim Youth Sports Complex at 37th and Glenrose in Spokane County.

I am a 34-year-old who grew up in Spokane in the Glenrose community and benefited from the rural habitat. I moved to San Francisco for college and recently moved back to Spokane County to start a family. We chose the Glenrose neighborhood for the rural community, something that is rare and unique to find in Spokane where development is abound. After leaving the traffic and congestion of San Francisco, this rural community is what drew us to move to Washington state, rather than another state such as Idaho or Oregon.

I understand that the SYSA has communicated that the community is behind this development. That is NOT the case. My husband and I are actively involved in the Glenrose Association and we've made it clear through letters to the local newspaper, public signage in lawns and community meetings that we have concerns over the increased traffic, light pollution, damage to our reservoir, decline in property value, and improper use of land designated as rural. This project ***does not have the community's support*** and we ***do not*** want our taxpayer dollars going towards this development.

Here are the facts for you to consider.

- The residents who reside in Glenrose, who have went to great efforts to build a strong community and to care for a rural land is **NOT** behind this development
- The SYSA have referenced an out of date grading permit; the way that it's written is misleading
- The land owned by SYSA, designated for their proposed regional sports complex, is located in Spokane County, in a nearly 150-year-old rural farming and ranching community known as Glenrose
- This land is zoned as rural land and our community wants to keep it that way. There are five rural zone classifications used to classify rural zoned land in Washington State. The five categories are as follows: Rural Traditional, Rural, Rural Conservation, Urban Reserve and Rural Activity Center.
- The SYSA property is zoned Urban Reserve--SYSA owns three parcels (35354.9042, 35354.9043, 35354.9044) comprising approximately 20 acres which is the proposed site for the sports complex. They have an option to purchase three additional parcels comprising approximately 20 acres, adjacent and East of their existing land, for future expansion of the sports complex. All six parcels are zoned **Urban Reserve**. 6. The Spokane County Zone Code defines the purpose and intent of Rural Zones as to provide for a ***traditional rural landscape including residential, agricultural and open space uses***. Public services and utilities will be limited in these areas.

I played SYSA as a youth and as I grow my own family, I expect that they too will be involved in the local sports. It's an organization that I expect should take the community's interest into consideration and if they've alluded to community support, then I hope my letter proves otherwise.

Community support aside, the zoning of this land does not allow for this kind of development so that should make this an easy decision.

Thank you in advance for upholding the desires of the community and legal zoning restrictions.

Best,
Jessica

Jessica Flick
2605 S. Thierman Ln
Spokane, WA 99223

Lundquist, Wyatt (RCO)

From: Randy Folkins <randy@eljayoil.com>
Sent: Thursday, May 30, 2019 12:19 PM
To: Lundquist, Wyatt (RCO)
Subject: Grant application for Zakheim Youth Sports Complex

Dear Mr. Lundquist,

As a 17 year resident of the Glenrose area in Spokane, and a 61 year resident of Spokane's south side, I would like to go on record as adamantly opposing the proposed Zakheim Youth Sports Complex. Please know that our opposition is not in any way directed toward youth sports, as a matter of fact my wife and I have enthusiastically supported youth sports for many, many years.

The issue at hand is that this is simply a terrible location. Not just a bad location, but a dangerously poor location. The current infrastructure is not designed to handle this type of activity, nor is it reasonably possible to be altered to support such activity, in any safe manner whatsoever.

There are many, many other valid reasons that 100% of our local residents are strongly opposing the complex, but I truly believe that the safety and lives of citizens should prevail in this decision making process.

Thank you for your time and consideration, but most of all, thank you for helping to make the right things happen in the right places.

Sincerely,

Randy Folkins
Vice President/General Manager



Eljay Oil Co. Inc.
7815 E. Valleyway | Spokane Valley, WA 99212
ph: 509.926.9595 | fax: 509.927.0472
email: randy@eljayoil.com
www.eljayoil.com

Check out our new Cardlock video spot: <http://www.eljayoil.com>

Lundquist, Wyatt (RCO)

From: Stephanie Hokanson <stephanie@hokanson.net>
Sent: Tuesday, June 4, 2019 3:56 PM
To: Lundquist, Wyatt (RCO)
Cc: Greene, Alison (RCO); Robert Hyslop; James Hokanson
Subject: Comment on grant application #18-1451 D
Attachments: Glenrose Sportsplex site.jpg

Dear Mr. Lundquist,

We are submitting this letter to object to the pending application for the Zakheim Youth Sports Complex in Spokane, Washington. Our reasons for opposing this facility are many and not new. This has been a contentious battle over adherence to allowed uses as defined by the zoning code, for the subject property, which is zoned in the rural category. Our community has unanimously opposed this proposed development for over ten years now and has articulated this strong opposition in great detail over a wide range of very specific issues to Spokane County, and the developer throughout this period. This is why it was all the more puzzling to see the high rating your agency gave the application for community support, since none has ever existed in Glenrose, the community in which the proposed regional sports complex would be built. How can your rating have any validity when it seems to rely on several individuals who essentially signed off on the same form letter supporting the proposed project, none of whom live in, have any in depth knowledge of, or have any interest in the welfare and well-being of Glenrose?

Last year I wrote this Op-Ed in the Spokesman-Review <http://www.spokesman.com/stories/2018/jun/16/glenrose-sports-complex-raises-a-host-of-questions/> None of the issues I mention have been addressed and we are dismayed at the lack of regard for this region. I have attached a photo from this morning as the smoke from the Canadian fires roll in. Our home sits on the street that the new Dishman Hills Conservatory entrance is on. Behind and to the sides of us is a delicate habitat for a wide variety of creatures. In front of us are the developments that were constructed in violation of the [Washington State Growth Management Act](#) which resulted in the state and several other entities suing the County. Now we are preparing to challenge the County and the developer because of their continued dis-regard for the rights of the vast majority of property owners who live in Glenrose.

We have learned so much about our region and many of our residents are very dedicated to conservation and sustainability of Spokane. We know that Glenrose used to be a prehistoric lake and that Native Americans sustained their families from the fertile land. We know that there are heirloom apples still growing in the woods that many believed were extinct. We know that if we do not preserve urban farmland and the means to replenish our aquifer, we could endanger future generations. We know that we are extremely vulnerable to fire and have only one route down the hill past the proposed site. The county does not intend to require a SEPA review and there is no infrastructure on this side of Glenrose. They do not maintain good maps and records of the area and are not accounting for the impact of the newly constructed homes. They intend to change the grade of the land. Children will want to walk and ride their bikes to this facility but there is no shoulder on the road leading from the schools that surround the area. The traffic typically moves at a speed of 40 MPH or higher. We have strong reason to believe that this facility will not be constructed to standards that would improve this area but rather diminish and strain it.

We are parents of school-aged children. We understand the importance of places for children to play. Sports Complexes are for Urban areas, not rural reserves. I would expect that members of the Conservation and Parks department would understand that distinction. This site would be better served as a natural play area for the free-range opportunities for future generations, perhaps a sand field for playing soccer when our roads are widened, and sidewalks and bike lanes are added. Safety and evacuation precautions must be taken seriously. We will only get hotter and dryer.

Please hear our communities' concerns as they continue to fall on deaf ears.

Sincerely,

Stephanie and James Hokanson

stephanie@hokanson.net

james@hokanson.net

RECEIVED

JUN - 5 2019

May 25, 2019

WA STATE
RECREATION AND CONSERVATION OFFICE

To: Washington State Recreation and Conservation Funding Board
Recreation and Conservation Office
Attn: Board Liaison
P.O. Box 40917
Olympia, WA 98504-0917

Re: Grant application for proposed Zakheim Youth Sports Complex by Spokane Youth Sports Association

Dear Board Members: We live in the Glenrose community of Spokane County near the site of the proposed Zakheim Youth Sports Complex. We are opposed to having this complex in our community, and we request that you deny the funding that is being requested by Spokane Youth Sports Association. Our supporting arguments are as follows:

First. Your document describing the process of the board in making a decision clearly indicates that community support and involvement are an important part of the decision to approve a grant. This proposed sports complex clearly does not have the support of the Glenrose community. In fact, it is strongly opposed by the community.

Second. This same document indicates that grant applicants are encouraged to demonstrate an adequate public notification and review process. Spokane Youth Sports has failed to do this, and they have been unwilling to discuss our community concerns in an open forum.

Third. While this proposed complex is being called a Community Recreation Facility by Spokane Youth Sports, it is anything but that. In fact, its use would be by people who live outside of our community. Our understanding is that this would be a private entity and would not be open for use to the general public in our community.

Fourth. While we understand that the board does not involve itself in land use decisions, we believe that it is important for you to understand the severe impact that this proposed complex will have on our community. We are a rural community. We value the open spaces, the wildlife, the dark skies, the quiet, the ability to walk and bicycle along uncrowded roads, etc. There is no public sewer system and no access to public water in our community. We have septic tanks and wells. The proposed project will severely impact our groundwater and the ecology of the land. The increased traffic on essentially a single access and egress road means that our risk of a wildfire disaster is greatly increased. We have a history of wind-driven wildfires in our immediate area. The disaster of the Camp Fire in Paradise, California last year is a lesson in how the inability to evacuate quickly can lead to the loss of multiple lives.

In summary, we are opposed to any grant to support the development of the Zakheim Youth Sports Complex, and we request that you deny the funding. This is the wrong location for a complex of this type. We do not want to see our tax dollars spent for a private sports complex in this location.

Thank you very much.

Hal and Kathy Holte
4611 S Dyer Rd
Spokane, WA 99223

Hal Holte
Kathy Holte

Dear Board Members,

This letter is in response to Grant Application #18-1451D, Zakheim Youth Sports Complex to the Washington State Recreation and Conversation Office. I am a resident of Spokane and ordinarily would support a project such as this. However, I vehemently oppose this particular project and the utilization of tax dollars to support it. My reasons are listed below.

- **Environmental Concerns / Zoning** - The area in question is a rural area that is NOT COMMERCIALLY ZONED. In fact, the zoning category that this project is proposed under has never before been utilized for a project of this magnitude. This is unprecedented. I find this troubling if not suspicious. Furthermore, this is a pristine environmental area supporting abundant wildlife and farmland in addition to residential communities. It should be noted that the property in question is currently zoned for a total of two houses on the 20 acres - not a sports complex with hundreds of parking spaces etc. Additionally, there is no city water or sewer access, hence, they will have to use porta potties. I continue to be in disbelief that Spokane County, much less the State of Washington, would allow porta potties, hundreds of parking spaces, concession stands, artificial turf fields, stadium lighting, PA systems etc. to decimate this incredible environmental setting.
- **Infrastructure / Safety Concerns** - The proposed site has no infrastructure that could even begin to support the traffic congestion that will result from this. The entire area is supported by rural two lane roads with limited access. SYSA has made it clear that they plan to rent the facility for out of town tournaments in addition to their standard usage. There is NO easy access to food, gas services, highways and available overnight accommodations. In addition, there are many homes located in the hills overlooking the proposed site that will absolutely be threatened. How will emergency vehicles gain the necessary and timely access they need in the event of fire or a medical emergency? Are these residents and tax payers simply left with a hope and a prayer that their emergency does not occur between sporting events when access will be virtually impossible? Mark my words, if this project is allowed to proceed at this location, it is not IF this occurs but WHEN.
- **Applicant (SYSA) Not Adhering To Grant Requirements** - The grading permit referenced in the application was taken out by the PREVIOUS OWNER of the property. The permit has long since EXPIRED. The grant also requires SYSA to complete the project quickly. The reality is, there are significant obstacles for this project to proceed quickly, if at all. Additionally, SYSA claims (via the project manager for the grant) that they have met with the community and resolved their differences. **THIS IS ABSOLUTELY NOT TRUE.** They have met with the community, however, **NO DIFFERENCES / CONCERNS HAVE BEEN RESOLVED.** These scarce financial resources should be applied to a more worthy project that actually will occur and be completed in a timely manor - as required by the grant. Why have requirements and regulations if they're not enforced (regardless of how one feels about a specific project)?
- **Not "Open" For General Community Use** - SYSA claims that this facility is a "community recreation facility for use of persons in the area". Again, this is simply not true. SYSA is openly promoting the facility to host tournaments with OUT OF TOWN, TRAVELING TEAMS bringing revenue to Spokane. And it should be recognized that unless you're putting money directly into SYSA's bank account (by either having a child participating in SYSA or renting out the facility from SYSA), then there is very limited usage of the complex available to the general community. In fact as mentioned above, a significant percentage of the time the facility will be utilized by groups that are not even from the Spokane community. Really? And they want \$350,000 of our tax money for this limited segment of usage?
- **Lack of Community Support** - In my entire 55 years of life, this the first time I have ever written a letter to any public or private entity either in support or opposition of a project / issue. Clearly, I am not alone in my opposition. This has garnered a fair amount of media attention and whether it be letters to the editor or broadcast media stories, there appears to

be overwhelming opposition to this project. Furthermore, I have never seen so many signs in the community opposing a specific project. In fact, I have yet to see one sign in support - not a single one (even made a concerted point of looking prior to drafting this letter). Also, the vast majority of people I talk to have no idea their tax dollars are going to this (if approved).

I don't begrudge SYSA's efforts to develop a youth sports complex. The issue is the location which is so problematic on multiple levels. At the same time, I'm surprised and disappointed at SYSA's lack of good faith in interfacing with the community and addressing our concerns, particularly when they are asking for our hard earned tax dollars.

There's a saying about trying to "push a square peg through a round hole". In this case, SYSA is attempting to "RAM the square peg through the round hole." The area for the proposed project is simply not equipped to handle a facility of this magnitude and needs to be placed in a commercially or industrially zoned area. Because of these concerns, among others, I'm asking the State of Washington to REJECT application #18-1451D,

Thank you for your time and consideration,

Mary Hopkins
5214 E. Sumac Lane
Spokane, WA 99223
Email: mhop1986@gmail.com

Dear Board Members,

This letter is in relation to Grant #18-1451D (Zakheim Youth Sports Complex) proposal to the Washington State Recreation and Conversation Office. I am a life long Spokane resident who does not live in the immediate area of the proposed complex , however, I strongly oppose this development and my tax dollars being used for this. I should also mention that I've raised four children in this community and am typically supportive of projects that support youth sports, but this is absolutely the exception.

> Zoning & Environmental Issues -When I actually realized the specific area that was proposed for this development (it's quite controversial so it's been in the news), I couldn't believe it! There is no possible way the current zoning was intended to support a development of this size and scope. This is born out by the fact that zoning currently allows for one house per ten acres NOT a commercial development with hundreds of parking spaces, stadium lighting, concession stands, sound systems, porta potties etc. This is a beautiful rural area that supports amazing wildlife and farmland. The very site in question is teeming with deer early in the morning not to mention bald eagle sightings in addition to numerous other wildlife. Why should any private entity be allowed to circumvent the zoning intentions and destroy this environment that ALL of the community enjoys?

> NO Infrastructure Support - As mentioned above, this is a rural area with narrow two lane roads providing limited access. There is no way those roads can handle the traffic congestion created from the complex, not to mention the fact that emergency vehicles will have problems gaining access during the inevitable traffic jams. Personally, I'd be terrified to reside in the communities located in the hills above the proposed site for fear an emergency call could not be addressed in time. If a tragedy occurs, no one can say they weren't warned. Also, one of the many unfortunate and frustrating aspects of this proposal, is that there are businesses in the Spokane Community that would beg for the traffic this development would generate. But, because the proposed site is not commercially zoned, there is no easy access to these businesses (food, gas, lodging etc). This is absurd and nonsensical.

> Provide Full Community Use - I'm not opposed to something being developed on the 20 acre parcel in question that does NOT destroy the environment, threaten the surrounding communities AND that the ENTIRE COMMUNITY can benefit from. Simply because the land was "gifted" to the applicant does not mean they should violate the intention of the current zoning. Take their good fortune and sell the parcel to an entity that will adhere to the zoning and be a responsible neighbor within the community. Perhaps a natural community park that everyone can utilize and benefit from?

> Unwillingness to Address Community Concerns - Finally, as mentioned above, I believe it's crucial to be a responsible neighbor but according multiple letters to the editor etc. the applicant has addressed none of the community concerns (including but not limited to my concerns above). I'm sorry, but they're asking for \$350,000 of our tax money for this development. It's UNACCEPTABLE that they are unwilling to work with the community to resolve these very serious issues.

Due to the documented concerns above, I'm asking the Washington State Recreation and Conservation Office to reject Grant Application # 18-1451D.

Respectfully,
Margaret H. Hopkins
S. 2616 Southeast Blvd.
Spokane, WA 99223

Lundquist, Wyatt (RCO)

From: Robert Hyslop <rchyslop@msn.com>
Sent: Saturday, June 8, 2019 6:27 PM
To: Lundquist, Wyatt (RCO)
Cc: Greene, Alison (RCO)
Subject: PRISM Project #18-1451 Comment
Attachments: IMG_2354.JPG; IMG_2383.JPG; Brant, 7-28-18.jpg; Thorson, 6-30-18.JPG; Link to KXLY Report.docx

To: Washington State Recreation & Conservation Office
Gentlemen:

I am commenting about PRISM Project #18-1451, Zakheim Youth Sports Complex. I recognize that when making decisions regarding the award of grant funds it is beyond your scope to rule on land use issues. There are several criteria within your scope that I ask you to scrutinize during your evaluation process. I am referencing RCO Evaluation Criteria. SYSA 07.16 2018.docx 07/16/2018.

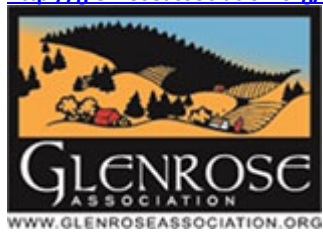
1. Item #3 reads – “Sustainability and Environmental Stewardship. Will the project result in a quality, sustainable, recreational opportunity while protecting the integrity of the environment?” The proposed site is located in a rural community on land presently being farmed. It is completely out of character with the area. It will not protect the integrity of the environment to the point that the entire local community is livid over the prospect of the development being built. The reason multiple letters have been written to you, letters have been written to local newspapers, signs have been posted throughout the community, and an attorney has been hired to challenge this development is because it does not have a semblance of integrity with the environment. I have attached pictures of signs in the community along with a couple of news articles and a link to a news report from a local TV station for your reference.
2. Item #6 reads - “Readiness to Proceed. What is the timeline for completing the project? Permits and approval have already been finalized by Spokane County Building and Planning Department.” That is a false statement. To date no permit has been issued for this project. I can assure you that when and if one is issued it will be aggressively litigated by the community. I can’t tell you how upset the local community is about this project. When you consider assisting developers with state taxpayer dollars shouldn’t the viability of the project be a concern to you? Do you want to award a grant knowing that the local community is irate and will do everything within their power to see that approval is denied?
3. Item #7 reads – “Project Support and Partnerships. To what extent do users and the public support the project?” Item #7 is interesting from the standpoint of who is not mentioned. One has to wonder why no county official is mentioned even though the proposed project is located in Spokane County. Why is there no mention of support from local community members? I’m sure it is pretty clear to you based on the information provided to you in #1 & #2 above. I can tell you that I and others within the Glenrose Community met with some of the leadership of Spokane Youth Sports Association to try and find a way for their development to be supported by the local community. The message sent to the Glenrose Community was that SYSA had a plan they were going to follow irrespective of how Glenrose felt. If you come to the area and interview members of the community you will immediately learn that there is zero support for this development.

Taxpayer dollars are precious. It is wonderful that you have the opportunity to help fund projects around the state. I challenge you to support the developments where there actually is true community support and participation. Promote developments that are in harmony with environment they are located in. The Zakheim Youth Sports Complex is clearly not on that list.

Sincerely,
Bob Hyslop
President

The Glenrose Association

<http://glenroseassociation.org/>



SAVE RURAL GLENROSE



NO to Excessive Traffic
NO to Stadium Lighting
NO to Increased Noise
NO to Threat to Aquifer

GLENROSEASSOCIATION.ORG



**SAVE RURAL
GLENROSE**

**STOP
REGIONAL
SPORTS
COMPLEX**

GLENROSEASSOCIATION.ORG

SYSA, work with Airway Heights

Glenrose is unsuited for the sports complex proposed by SYSA. SYSA should work with entities that want and can support a large complex which could likely result in building it sooner, cheaper and better.

Airway Heights is building a 70-acre sports complex; however, did SYSA not attend the planning meetings? It's not too late for SYSA to collaborate with Airway. Also, Northern Quest Casino is expanding youth activities and wants traffic and would be supportive.

Spokane city and county are working together to get better development infrastructure in West Plains and Airway area. The polo fields have set a precedent for youth sports in the area. West Plains/Airway Heights want it and have

infrastructure in place: roads, restaurants, hotels, parking, sewer, zoning. There isn't a hotel on the upper South Hill and the closest restaurant or gas station is 2.5 miles via a narrow two-lane road.

Glenrose doesn't want it, the massive scale will destroy the rural residential character and overload infrastructure. It makes financial, construction, functional sense to build in West Plains/Airway Heights.

SYSA supporters and donors should demand the most effective use of their time and money and create a better facility for everybody.

Pike Brant
Spokane

Glenrose not the place

The proposed Spokane Youth Sports Association Sports Complex at 37th Avenue and Glenrose Road is inappropriate for that site. It would be a private facility, inaccessible for public use, with year-round stadium lighting (think Avista Stadium). There will be a cacophony of sound reverberating everywhere due to Glenrose's bowl-shaped geography. Upward of 400 parking spaces would significantly add to the already growing traffic on inadequate roads.

I am supportive of activities for kids. But should that support extend to a total transformation of a rural community? The proposed sports complex would certainly have the effect of a major zoning shift. One need only use their imagination to envision future commercial development around such a facility.

For me, it was perplexing as to why a picture of a community park was shown in the May 24 newspaper article about the proposed private Sports Complex. But it does suggest a possible option going forward. I recommend that county planners, SYSA, the Glenrose community and other interested parties sit down and help SYSA find a more appropriate site for their youth facility. This would make room for a Glenrose community park, which all kids and adults could enjoy.

Larry Thorson
Spokane

Link to KXLY Report

<https://www.youtube.com/watch?v=nz-LA109sBA>

Lundquist, Wyatt (RCO)

From: Melodee Jones <joneshys@msn.com>
Sent: Saturday, May 25, 2019 7:55 AM
To: Lundquist, Wyatt (RCO)
Cc: Greene, Alison (RCO)
Subject: Grant Application #18-1451D

Recreation and Conservation Office
Olympia, WA 98504-0917

Dear Mr. Lundquist:

I am writing in regards to the Spokane Youth Sports Association grant application #18-1451D for \$350,000 for their proposed Zakheim Youth Sports Complex. I am a longtime resident of the Glenrose community where this complex is to be located. I understand the Board does not have authority to determine the merits of our local Spokane County land use decisions. However, I do want to convey to you that there is a significant land use dispute currently taking place.

I would also like to point out that the grading permit referenced in the application (#08002934) was issued February 25, 2010 to Brian Gosline from Spokane South Little League (a completely different entity) and expired April 11, 2013, a fact which was omitted on the grant application. Since grading permits typically expire after eighteen months, it appears an extension of the permit was granted and a final inspection by the county was completed November 7, 2013. Subsequently, the property was regraded back to its original condition and returned to farming without a valid grading permit in place. To proceed with the current project, a new grading permit must be obtained and the application for this permit will certainly trigger an appeal by our neighborhood association and legal counsel.

Additionally, the community support referenced in the application seems to be a gross mischaracterization. Asking politicians and sports advocates to write letters doesn't fairly represent the level of community support. Our neighborhood community, in which this regional complex would be situated, is nearly unanimously opposed to it. The mayor of Spokane and the parks director for the city of Spokane are approving of a project that isn't even located in their jurisdiction. Ditto for state legislators that won't be affected. It appears the project was awarded full points in the "Evaluation Scores" grid under the "Support and Partnerships" category. I would like to point out that as soon as the Glenrose Association requested to meet with the SYSA board in order to work out specific conditions or limitations that would address neighborhood concerns, SYSA ended communications with the community.

As a property owner and taxpayer, I certainly don't want state funding to be granted to such a controversial project. I appreciate your consideration of these issues and in fairness, I do believe there are other projects more deserving of funding than this one.

Sincerely,

Melodee K. Jones
6110 E Corkery Rd.
Spokane, WA 99223

Sent from [Mail](#) for Windows 10

Lundquist, Wyatt (RCO)

From: Heidi Lasher <heidilasher@gmail.com>
Sent: Wednesday, May 22, 2019 4:28 PM
To: Lundquist, Wyatt (RCO)
Cc: Stephanie Hokanson
Subject: Comment on grant application #18-1451 D

Dear Mr. Lundquist,

I am writing to comment on a grant application for the Zakheim Youth Sports Complex in Spokane, WA. I see that it is currently ranked #4 in the preliminary ranking for large grants for youth athletic facilities. I understand that the grant applicant, SYSA, may have falsified some of the claims made in its application and would like to register my concerns:

- (a) SYSA does not have widespread community support. What they have are a set of letters from a handful of prestigious community members, many of whom have never seen the sight, most of whom have a track record of approving development no matter what, where or how. In fact, recent newspaper articles and TV news stories have highlighted the united local opposition to the sports complex, which has been a wheat field since the area was settled in the late 1800s. The proposed year-round use of the facility, parking and traffic expectations, and stadium lighting will have enormous impact on the neighborhood, much of which is accessed by only one road, which goes past the proposed Sports Complex.
- (b) SYSA does not have a grading permit. They have an expired grading permit from the previous owners.
- (c) The state is required to consult with the department of archeology and historic preservation and affected Native American tribes to determine possible impacts. Given the historical significance of the area, consultation with the tribes is critical and will take time.
- (d) Youth soccer has become a for-profit industry that offers little benefit to the community at-large and only marginal benefits to kids and families who play soccer. I say this as a mother with two kids who play soccer with SYSA. Although SYSA is nonprofit, it competes for players and playing fields with at least three other for-profit leagues in the city. I question whether we need to provide public funding for fields that are increasingly occupied by private-sector teams. I do not see how this sports complex provides relaxation or diversion for persons in the area. There is already a huge (and hugely impactful) soccer complex less than five miles from the proposed site.
- (e) The Glenrose neighborhood is a haven for wildlife, including moose, bear, deer, pheasant, wild turkeys, porcupines, hummingbirds, skunk, honeybees, hawks and songbirds. Developing this area through such a large-impact sport complex seems the wrong way to transition a rural area.

I understand the meaning of "urban reserve" and that we must accommodate growth in our city, but it seems more logical to begin with a smaller facility with real grass and no stadium lighting. I would appreciate a proposed use for this land that is interested in getting along with its neighbors, being a

part of the community that is already so strong in Glenrose. Nobody wants a project like this in their backyard, especially one that appears so uninterested in fitting into the culture of the neighborhood.

Thank you for accepting comments.

-Heidi Lasher, Spokane Resident
509-944-1085

Lundquist, Wyatt (RCO)

From: Lefcort, Hugh <lefcort@gonzaga.edu>
Sent: Friday, May 17, 2019 8:40 AM
To: Lundquist, Wyatt (RCO)
Subject: Zakheim/Glenrose sports complex

Mr. Lundquist,

I am writing to oppose the approval of a grant to the SYSA to build a sports complex (Zakheim Youth Sports Complex) in the Glenrose area of Spokane. My neighbors and I all oppose the project because of its environmental and social impact; just last week elk were grazing in that field.

Thanks,

Hugh Lefcort
6919 E. Random Point Lane
Spokane, WA 99223

*Hugh Lefcort
Professor
Biology Department, Gonzaga University
502 E. Boone Avenue, Spokane, WA 99223
509-313-6706*

Lundquist, Wyatt (RCO)

From: Beverly Masteller <bamasteller@gmail.com>
Sent: Monday, June 10, 2019 3:17 PM
To: Lundquist, Wyatt (RCO); rchyslop@msn.com
Subject: Proposed SYSA Zakheim Youth Sports Complex in Spokane

I am writing to say I am against any state grant money being used for the SYSA Zakheim Youth Sports Complex in Spokane. I live in the area, and am not against having soccer fields built in that location, but there are major concerns that need to be addressed with the size of the project being proposed. In addition to the general local protests about the project, it is far too big a project for the proposed rural area to support. The infrastructure needed for that type of facility is just not there.

- The proposed complex would be located off a narrow 2 lane country road, with no traffic controls other than stop signs. Congestion and safety are serious issues.

- There is no food or lodging within at least 5 miles of the proposed facility - not exactly an ideal location for crowds of people needing food and lodging.

- SYSA needs to apply for a new grading permit - the original one has long since expired, so they cannot move ahead quickly, especially with concerns from historical and archeological groups concerned about the rich history of the

Glenrose area.

- There are pros and cons to the project, but there is much public opposition as evidenced by the many signs posted in the Glenrose area, meetings in opposition, and articles in the Spokesman Review

- SYSA has not resolved differences with the local community. Of course noise and light pollution concern the neighboring homeowners, but a bigger issue is the size and intent of the facility use.

Soccer fields are one thing - 400

paved parking spaces, stadium lighting and PA systems many months of the year are another.

- There are water and septic issues for that type/size facility in that rural location. It is not conducive to crowds and hygiene.

- Weather is also an issue to consider in funding this project. Given Spokane's winter weather and temperatures, I don't see this rural location being conducive to people getting around safely and being able to access it year round.

Therefore, in closing, I do not see this as a wise use of the taxpayer's money, and I certainly am against my dollars being used to fund this particular facility. Thanks for your attention - Beverly Masteller

Lundquist, Wyatt (RCO)

From: Rene Peterson <renepeterson@outlook.com>
Sent: Sunday, June 9, 2019 1:20 PM
To: Lundquist, Wyatt (RCO)
Subject: Spokane Glenrose Conflict

Why?.... Do you know?....About the Zakheim (SYSA) Sports Complex that is trying to take a large piece of property

in the middle of our precious unique eco-system of Spokane Washington?

I live in the Glenrose Community, and have, since 1994. There is something very unusual about it! I have had many people say, "it is in vortex" It is unusual for many reasons, one because it is in a bowl. So sound and lights

would be an extreme issue! Immediate and long term. Pollution, just from the lights alone is of great concern!

So location.... The Glenrose Community doesn't serve SYSA well> And, SYSA doesn't serve Glenrose well. Then,

the traffic! The narrow 2 lane Glenrose road is incomprehensible! There will be fatalities!

I am a Mother and Grandmother. Most of us in the community are hardworking, kid loving people! And, knowingly blessed to live in this precious complex eco-system. We want our kiddos to have their sports, and to

learn right from wrong. There are many other more suitable locations, such as, the Play Fare area, the West Plains area, plus numerous others.

There are many claims made by the SYSA, that are misleading and false! One of them is that they reached out

to the Glenrose Community, and we were in favor.....False. I believe the SYSA has claimed they have a valid permit..False, it has expired.

I plead with you to not fund this request!

A resident who cares deeply !

Lundquist, Wyatt (RCO)

From: Tom Reynolds <reynoldstc3@yahoo.com>
Sent: Tuesday, June 4, 2019 11:15 AM
To: Lundquist, Wyatt (RCO)
Subject: Proposed Glenrose Sports Complex- Zakheim

Dear R&C Funding Board,

Gentlemen:

I am writing to you to express my opposition to the development of the proposed Sports Complex at 37th and Glenrose Roads.

I have many friends and neighbors that I have encountered who are totally opposed to the complex for several reasons of which a few are as follows:

1. That is a rural neighborhood setting
2. The impact of cars and traffic will destroy the property values as well as the character of the community.
3. To hear that the Soccer association has heard nothing but support for this project is false. I suggest you put it to a vote and see what the honest results would be.
4. Traffic is already an issue with the current road system unable to handle the growth of the recent developments that have already occurred.
5. Most importantly, that intersection (37th and Glenrose) will become a "safety hazard" to the community.

In summary, as a taxpayer, I do not want my tax dollars spent on a project that is being pushed down the throats of the local residents. Please reconsider.

Thank you

Tom Reynolds

cell:509-496-4165

reynoldstc3@yahoo.com

TO: Alison Greene alison.greene@rco.wa.gov (360) 522-3698
Funding Agency: Recreation and Conservation Office Project Manager

RE: Project Snapshot PRISM Project #18-1451 (Proposed)
Zakheim Youth Sports Complex

Dear Ms Greene,

My name is Dan Ridgely and I reside at 3410 S Fancher Rd Spokane, WA. I believe as a member of this Glenrose community that we need to point out omissions of facts and facts misstated by the applicant SYSA for the purpose of acquiring this grant.

1. According to County Records there have been no current permits issued for the sports complex. The only permit that was issued for grading on 02/25/2010 **has expired**. I've included a snapshot of that portion of the grant application below. Permits have expiration dates!

General Site Improvements
Develop circulation paths or access routes
Enter length of circulation paths and routes by surface type - Concrete 1190

Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Clear & Grade Permit	05/18/2009	02/25/2010		08002934

Project Attachments

2. The project manager for this grant, Allison Green, was told by SYSA that they had met with the community and resolved their differences. It is categorically false and untrue that anything has been resolved! SYSA has repeatedly denied meetings with TGA. The grant board needs to know this!
3. The documentation from SYSA states that it has the support of the community. The state needs to know that the Glenrose community where they are proposing to build this complex is unanimously opposed to this development! I live 1½ blocks from this development on an ill repaired rural road barely 2 lanes wide with no shoulder. My road will allow access to this complex and thus I strongly oppose this development! This project will have a significant negative impact on our property values not to mention the noise and major traffic issues. Who would want to buy a home in an area knowing that they are going to have significant difficulties getting in and out of their driveways because of the traffic to and from this complex? Please keep in mind, this is not just a once or twice a day event, this will occur all day long, every day of the year! SYSA is proposing to use this complex 7 days a week, 12 hours a day! SYSA plans to eventually have a parking lot to accommodate nearly 400 vehicles for their first complex and then with an option for a second complex add an additional 400 car parking lot. Imagine the volumes of traffic that will pass in front the homes in close proximity to this project! This complex is not conducive to this neighborhood.
4. The County also requires the applicant to provide a comprehensive Traffic Impact Study before a permit for construction can be issued. This has not been done. There are several serious traffic issues that will need to be addressed and remedied.
5. The state is required to consult with the Department of Archaeology and Historic Preservation and affected Native American tribes for a determination of possible impacts. Given the rich history in Glenrose it is critical that consultation with the Spokane Tribe, the Coeur d'Alene Tribe, and DAHP occurs when considering this grant.

The following is a quote of a portion of an article taken from The Glenrose Associations website and should be included when considering the grant request from SYSA for the “Zakheim Sports Complex”.

The Glenrose Association

May 8, 2019

BACKGROUND INFORMATION, ANALYSIS AND OPPOSITION POINTS TO REGIONAL SPORTS
COMPLEX, RELATED TO THE SPOKANE COUNTY ZONING CODE

.....

The Spokane County Planning Department asserted back in 2008 or 2009 that the proposed regional sports complex (RSC) was a permitted use. They claimed that the use category is “Community Recreational Facility” found under the “Institutional Uses” section of the Rural Zones Matrix, Table 618-1.

The code defines a Community Recreational Facility as follows: Community Recreational Facility: Any public or private building, structure, or area which provides amusement, relaxation, or diversion from normal activities for persons within the area in which it is located and which is not operated for profit. This definition can be found in chapter 14.300 of the code.

After a careful review of the Rural Zone Matrix (Table 618-1), Spokane County Code chapters covering rural zoning and the definition of Community Recreational Facility, it is the belief of The Glenrose Association (TGA) and our legal counsel that a use category does not exist for the proposed regional sports complex within the rural zone code. We believe the definition of Community Recreational Facility does not remotely resemble the proposed project, and in practice by the planning department, has not been used in this manner. Moreover we believe the planning department’s assertion that the proposed RSC is a permitted use under the Community Recreational Facility use classification, is an abusive and gross violation of the letter and spirit of the Spokane County Code.

TGA believes that the code as written, clearly recognizes that rural areas such as ours are absent of the infrastructure and facilities that would be required to accommodate a RSC. As such a facility with stadium lighting, and hundreds of parking spaces, attracting large masses of traffic and people coming and going throughout the day, would not be compatible or practical for Traditional Rural Landscapes, and the concept of preservation of open spaces.

Since rural areas are void of the road capacity to accommodate high volumes of traffic, allowance of a facility like this would bring traffic to a standstill multiple times each day, which would be a tremendous affront to the people who live and work in the community.

Traffic gridlock would likely create high risk situations for emergency vehicles attempting to enter the area, magnified by the fact that the RSC site would impact most the main access to the entire Browne’s Mountain hillside, which could put many lives in danger in the case of a wildfire, not to mention the more frequent calls for medical emergencies.

Given that Glenrose is at risk of wildfire at any time during three out of four seasons of the year, frequent gridlock will only increase wildfire safety risks.

The unthinkable impact massive stadium lighting would have on a quiet rural agricultural and ranching area would have never been imagined by the writers of the code, since they undoubtedly expected the code to be enforced.

TGA believes that in their wisdom the authors of the code did not allow for the type of use being proposed, for all the obvious reasons, since the code is written to protect all property owners rights, not just those of the developer.

TGA and the greater Glenrose community have been bullied for over ten years by three different developers and the Spokane County Planning Department, as they have relentlessly tried to drive this non permitted project into the heart of Glenrose.

Early on TGA recognized that this proposal was not a permitted use, and was the antithesis of the letter and spirit of rural zoning parameters. TGA recognized allowance of this project in the face of its obvious violation of the Spokane County Code would only embolden the planning department and other developers to attempt further abuses of the code against other unsuspecting rural communities like ours.

If allowed to move forward the RSC will destroy the rural character of Glenrose, and this type of precedent will threaten other rural areas in the future.

TGA recognized early on the irrational behavior demonstrated by the Spokane County Planning Department, by continuing to this day to falsely claim the RSC is a permitted use, when in fact we believe that claim represents a gross violation of the code.

TGA believes the planning department's behavior on this issue is corrupt. We believe they need to do their jobs and enforce the code to protect all county citizens as they were hired to do.

TGA resents the fact that due to the corrupt interpretation of the code by some hired officials at the planning department, who are supposed to be representing all citizens interests, our community has been forced to spend thousands of hours and large sums of our hard earned money, to pay for professional fees, to fight the very people that we pay to protect our interests. Despite this grotesque irony we are determined to keep fighting against this injustice since we are fighting for our homes and our way of life.

We hope this injustice does not go unnoticed throughout Spokane County since other rural areas may be in the line of fire next. Citizens need to be aware that their interests are not always going to be protected by an unbiased planning department. It has been our experience that our planning department is anything but unbiased.

After careful analysis and consultation with our legal advisors, and the greater Glenrose Community, for ten years, TGA more than ever, seeks to drive enforcement of the code and denial of the RSC, by all legal means. If our position is upheld, it will deny the project in its entirety, since it is not now, or ever been a permitted use under the current zoning standards.

Spokane County Lighting Code:

We believe The Spokane County Code is terribly deficient when it comes to addressing lighting issues. TGA formally addressed this issue with Spokane County leadership in July 2017 and asked them to launch a formal review, and make recommendations for updates. We asked to be a part of this process. We were told that they would look into it. Ten months later we have heard nothing. We have sent a follow up request for a status report and have heard nothing.

TGA believes that any type of stadium lighting should be prohibited in areas zoned rural, and have made this clear to the county.

The code only offers the following words to address the entire spectrum of lighting issues that can impact our rural lands. Chapter 14.826 Illumination 14.826.100 Illumination Any lights, whether freestanding or attached to a building or structure, which illuminate any outdoor area of a lot, shall be positioned, placed, constructed, shielded or used so as not to illuminate directly any building or structure or portion thereof on an adjacent lot containing a building or structure used as a residence.

The Spokane County Zoning Code Can Be Found At The Spokane County Website as Follows. Look under the County Services Tab, and then under the Reports and Ordinances Section, where you will find the link for County Code. <https://www.spokanecounty.org/>

Sincerely,

Dan & Claudia Ridgely

Lundquist, Wyatt (RCO)

From: Peter Sanburn <psanburn@hotmail.com>
Sent: Monday, May 20, 2019 8:17 PM
To: Lundquist, Wyatt (RCO)
Subject: Project Number 18-1451D Zakheim Youth Sports Complex

Mr Lundquist,

This communication is to protest the above application for a \$350,000 state grant.

There are many faults with this application and the project itself. The project is being falsely presented to adhere to county zoning, but it distorts the current zoning definition to cater to a specific private use.

Here is a list of other faults with the submission.

- The Grading Permit referenced in the application was taken out by Spokane South Little League and has long since expired. SYSA statements that they have received a grading permit is absolutely false!
- In the grant manual it says media coverage can serve as evidence of public support. SYSA states they have strong media support which is factually incorrect as many media articles, both newspaper and television sight just the opposite. There are many signs in the community protesting this development! The documentation from SYSA states that it has the support of the community.
- The local community where the complex would be build is nearly unanimously opposed to this development!
- SYSA stated that they had met with the community and resolved their differences. It is categorically false that anything has been resolved!

I am vehemently opposed to this project. Please reject their grant application in order to keep rural lands rural. Once rural land is gone, it is gone forever.

Thank you.

Peter Sanburn
5106 S Girard Ln
Spokane, WA 99223

June 3, 2019

Recreation and Conservation Office

Attn: Board Liason

PO Box 40917

Olympia WA 98504-0917

Re: Zakheim Youth Sports Complex, Grant #18-1451D

RECEIVED

JUN 10 2019

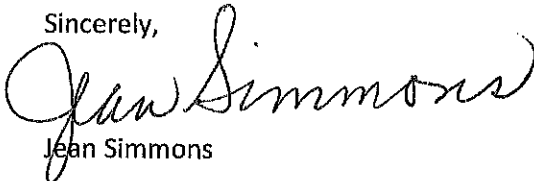
WA STATE
RECREATION AND CONSERVATION OFFICE

Dear Sir or Madame,

I am a 12 year resident of the Glenrose Community in Spokane, Washington. We moved here to escape the noisy, crowded life in a traditional neighborhood, and were charmed by the rural, pastoral areas and views. I live one mile from the proposed sports complex. We became aware of the sports complex issue shortly after we moved here, and have been following the issues since then.

There are a number of glaring issues here. First, the grading permit referenced in the grant application that was taken out by Spokane South Little League, expired long ago. The grant specifies that they have a permit, which they do not. Second, the project manager, Allison Green was told by SYSA that they had met with the community and resolved differences. The truth is that the Glenrose Community Association tried to initiate meetings with SYSA on three occasions, October 2017, November, 2017 and February, 2018, but were denied. The concerns of the community have not been resolved. Third, the grant application claims there is community support for the project, which is an out and out falsehood. There are signs on nearly every property along Glenrose stating their opposition to the project. There is nearly unanimous opposition among the thousands of residents in the Glenrose Community. I am one of those residents, and I oppose the use of public funds for the project.

Sincerely,



Jean Simmons

5407 E Corkery Rd, Spokane, WA 99223

Lundquist, Wyatt (RCO)

From: Kimberley Taylor <kjtaylor001@gmail.com>
Sent: Thursday, May 30, 2019 12:28 PM
To: Lundquist, Wyatt (RCO)
Subject: Opposition to grant award for Zakheim Youth Sports Complex/ SYSA

Please do not fund this request for one of you 2019-2020 grants.

This project is strongly opposed by the citizens in this neighborhood. We DO NOT want the complex its proposed site.

SYSA has done a poor job of working with the neighborhood regarding this project. They have refused legal arbitration and have done some other underhanded things.

Pay attention to the feedback of the community before you make a decision to grant a significant amount of State money to an unsupported project.

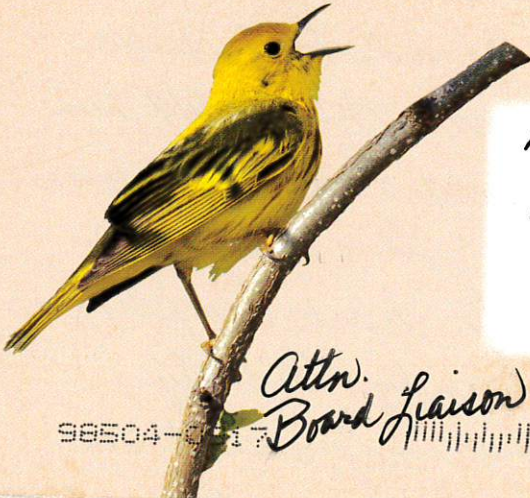
Kim Taylor

Place Stamps Here



Thorson
4117 S Thierman Rd.
Spokane, WA 99223-1426

SPOKANE WA 990
03 JUN 2019 PM 1 L



Recreation & Conservation
Office
PO Box 40917
Olympia, WA
98504-0917

Attn: Board Liaison

98504-0917

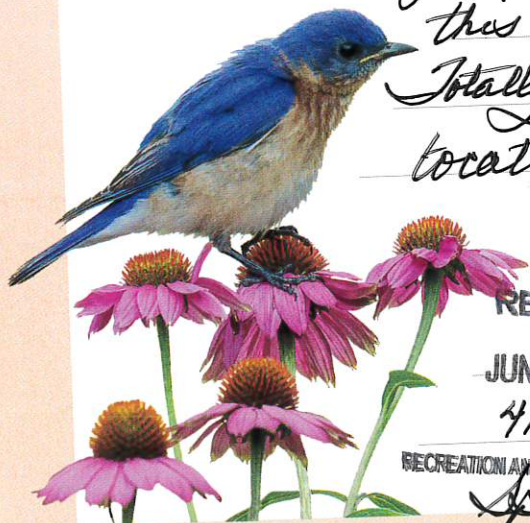
June 1, 2019
Dear Recreation + Funding Board,

As 30 year residents of the Glenrose Community in Spokane County, my husband and I would like to go on record opposing the grant application for SYSA.

It would disappoint us to see our taxpayers funds used to support a private club. The proposed facilities will not be open to our community, only those families who pay to participate. Thus, the idea it will be for our community is erroneous and should never been approved by the Spokane County Planning Department under that guise.

When my husband spoke with Phil Helean, executive director of SYSA, Mr. Helean told him they plan to rent it out and bring teams from other areas around state. This is the description of a regional Sports Complex, not a Glenrose Community Facility.

Please use Google maps and see how this complex with its traffic, noise and lights is being inserted into this rural community. Totally inappropriate location.



RECEIVED

JUN - 7 2019

WA STATE

RECREATION AND CONSERVATION OFFICE

Spokane, WA 99223

Sincerely,
Janice Thorson
Larry Thorson
4117 S. Thierman Rd.

RECEIVED

June 3, 2019

Dear Recreation and Conservation Funding Board,

JUN - 7 2019

WASHINGTON
RECREATION AND CONSERVATION OFFICE

I ~~was~~ writing to you to express my strong opposition to the construction of the proposed Zakheim Sports Complex in the Glenrose Community in Spokane, Washington. In 2018, I volunteered to visit over 100 residences in the Glenrose community. My objective was to gather information about how people felt about the proposed Sports Complex. Of all these contacts I encountered two people who supported it. Virtually everyone I talked to was strongly against it. Many were incredulous that it was even being considered in an area like this, a serene, pastoral community with horses and hiking trails. The proposed site is part of a much larger parcel of land which has and is being used to grow wheat. The community members were especially offended by the private nature of the proposed facility and the plans to have it rented out to teams throughout the state.

My wife and I have lived in the Glenrose community for over 30 years. This proposed Sports Complex would totally transform this community, with all of its impacts being negative. These include dense traffic on inadequate roads which would seriously threaten the safety of all who live here, offensive noise in a tranquil, bowl-shaped area where sound reverberates, and offensive stadium lighting appropriate only in a commercial or industrial zone. I support youth sports, but I am certain there are more appropriate sites. To me, it is unconscionable that the Glenrose site would be approved for such a facility. I certainly would not want any of my tax dollars being used for its construction here.

Sincerely,

Larry Thorson
4117 S. Sherman Rd
Spokane, Wa. 99223

THE LITTLE WHITE HERON

Vol. I, plate 77 in *The Natural History of Carolina,
Florida, and the Bahama Islands*

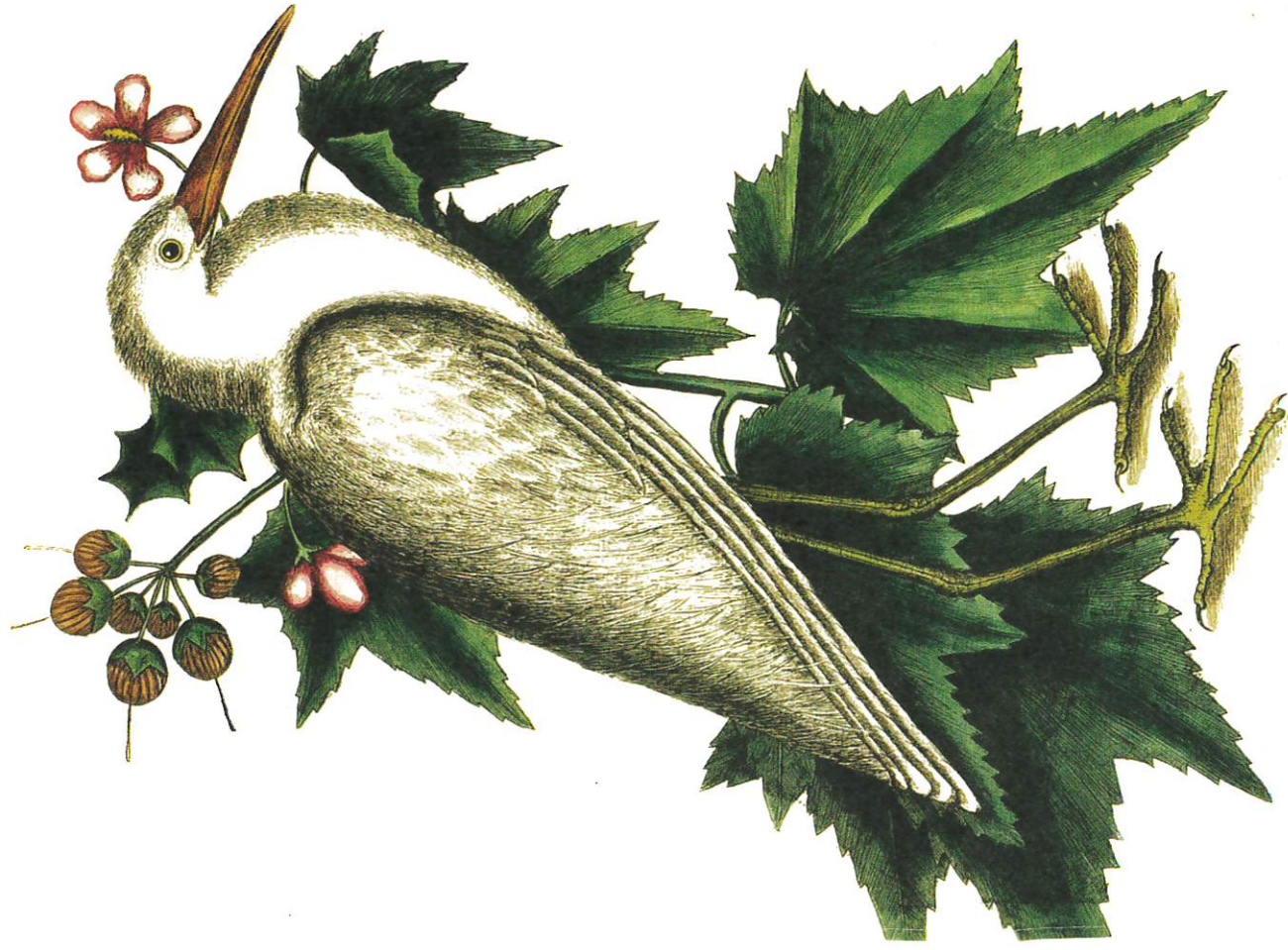
Designed and engraved by Mark Catesby (1683-1749)
London, England, 1731-1743

In 1712 and again in 1722, British naturalist Mark Catesby traveled to the New World to study and observe the flora and fauna. For four years, he painted the birds and flowers of Virginia and the Carolinas until his return to England whereupon he taught himself to etch.

This image is a reproduction of the original etching by Catesby in Colonial Williamsburg's collection.

*The Colonial
Williamsburg Foundation*

© 2017 by The Colonial Williamsburg Foundation



Lundquist, Wyatt (RCO)

From: Larry Thorson <jnlthorson@comcast.net>
Sent: Saturday, June 1, 2019 2:37 PM
To: Lundquist, Wyatt (RCO)
Subject: Zakheim Sports Complex

Dear Recreation and Conservation Funding Board,

I am writing to you to express my strong opposition to the construction of the proposed Zakheim Sports Complex in the Glenrose community in Spokane, Washington. In 2018, over a two and a half month period, I volunteered to visit over 100 residences in the Glenrose community. My objective was to gather information about how people felt about the proposed Sports Complex. Of all these contacts, I encountered two people who supported it. Virtually everyone I talked to was strongly against it. Many were incredulous that it was even being considered in an area like this. The proposed site is part of a much larger parcel land which has been used to grow wheat. The community members were especially offended by the private nature of the proposed facility and the plans to have it rented out to teams throughout the state.

My wife and I have lived in Glenrose for over 30 years. This proposed Sports Complex would totally transform this community. All of its impacts would be negative. These include dense traffic on inadequate roads, offensive noise in an otherwise tranquil area, and offensive stadium lighting appropriate only in a commercial or industrial zone. To me, it is unconscionable that this site would be approved for such a facility. I certainly would not want any of my tax dollars being used for its construction.

Sincerely,
Larry Thorson

Sent from my iPad

June 18, 2019

To Whom It May Concern:

When I think about the rural area I grew up in being turned into a sports complex, immediately I consider all the ways in which that landscape shaped me into the woman I am today. The fields along Glenrose Road have always felt like home to me, my best friends and I would play and climb trees in the ravine and ride our horses after the wheat was harvested. My best memories exist in that space.

Onto the woman that this rural landscape shaped me to be; I am a wildlife biologist and ecologist. I am currently pursuing my master's degree studying how species inhabiting landscapes altered by anthropogenic disturbance are affected in a multitude of ways. Therefore, I feel compelled to briefly mention how fragmented habitats impact the species in the surrounding areas, and therefore, the people that live in these areas. For wildlife, movement is critical to their ability to survive and reproduce. They may move to find resources (food, water, refuge), to breed, or to escape predation or competition. It is also very important to other processes, such as seed dispersal, predation, and disease dynamics. In an already fragmented ecosystem, such as the Glenrose community, movement between patches is essential for many species that are already facing pressure from fragmentation and climate change. Building a sports complex in the middle of this fragmented ecosystem would undoubtedly push the wildlife into neighborhoods and streets, possibly creating more likelihood of vehicle collisions as well as increased human-wildlife conflicts with coyotes, bears, or cougars. Additionally, studies have shown that light pollution is a major threat to biodiversity and that nocturnal species actively avoid artificial lights. In a rural landscape with many rodent and insect species, it's important to consider how displacement of nocturnal hunters (owls, bats), may impact the number of rodents and insects making their way into homes. It's also important to note that all owl species are **FEDERALLY** protected!

I'm sure plenty of people will mention this, but I feel I should as well. The people living in this neighborhood, my mother included, did not sign up to live next-door to a sports complex! The people drawn to this community wanted to feel the open space around them, to look at the night sky, and to experience a bit of nature. I fear for anyone trying to walk their dog or enjoy the outdoors with the increase in traffic. The roads are narrow and winding; growing up I had many close encounters walking or riding my bike on these roads. Adding more traffic to this infrastructure is a terrible idea. Certainly, quiet evenings spent admiring the night sky or listening to the owls will be forever lost.

I have noticed that there are going to be road surveys completed before permits are issued. Will there be an environmental impact statement given? I urge the state of Washington to take pause before putting this entire community at possible risk for increased vehicle vs. pedestrian incidents, vehicle vs. wildlife incidents, human vs. wildlife conflicts, and increased rodents and insects in their homes.

I want to express in no uncertain terms that there is a lot at stake in this community, people who have lived here for GENERATIONS are considering selling their homes, elk that have finally returned to the system after 11 years are going to be displaced, and federally protected species are at risk. Please let this community and SYSA find a new location for this sports complex that is nearer to necessary amenities and will not disrupt a RURAL community.

If you were to take a quick drive down Glenrose you would see a sign in nearly every yard, this community unanimously does not support this sports complex! Nothing has been resolved with SYSA and any claims that the community has resolved issues with them is false.

Thank you,
Lily Crytser
509-499-3351

BRIAN C. FAIR
7213 E. 44TH AVENUE
SPOKANE, WA 99223
www.brianf@carlsonsheetmetal.com

June 12, 2019

Recreation & Conservation Office
Attn: Board Liaison
Wyatt.lundquist@rco.wa.gov
P.O. Box 40917
Olympia, WA 98504-0917

Re: Spokane Youth Sports Association (SYSA)

Dear Committee Members:

I would like to introduce myself, my name is Brian Fair. I reside at 7213 E. 44th Avenue, Spokane, WA, not far from the proposed location of the SYSA sports complex in Spokane County. I have been a life residence of Spokane, but only as of recently, in 2017 did I move out of the City of Spokane into Spokane County. I chose to move to a more rural setting from city living. I now live on 5 acres, zoned Urban Reserve. This is the type of zoned area we have chosen to live in. I choose to live where our family has space from each house, acreage between us and enjoy the open space of the country.

I am against SYSA building this proposed sport complex and I would like to explain why. First, I moved to this neighborhood for the rural type of living, not for a numerous soccer fields, 400+ parking space lot, increased traffic, noise and stadium lighting. Second, the proposed complex is being sold to my neighborhood as a community center, and for the general, good benefit of my Glenrose neighborhood. If this is the case, there are no plans to build a recreation type center, no such plans to hold a town hall type meeting, women's club, local fire station to hold first aid classes or any other type of community hall type event. SYSA is not being truthful in their portrayal of how our community is in favor of this proposed sports complex.

Please do not fund this sports complex. I, as a member of the Glenrose community, **AM NOT IN FAVOR** of this sports complex.

Thank you for the opportunity to express my opinion.

Sincerely,

Brian Fair

FROM: Steven W. Palmieri
Dolores M. Palmieri
Emily R. Palmieri
3609 S. Eastern Rd.
Spokane, WA 99223

Steven W. Palmieri
Dolores M. Palmieri
Emily R. Palmieri

RECEIVED

JUN 19 2019

June 10, 2019

WA STATE
RECREATION AND CONSERVATION OFFICE

TO: Recreation and Conservation Office
Attn: Board Liaison
P.O. Box 40917
Olympia, WA 98504-0917

SUBJECT: Opposition to the Funding of the Zakheim Youth Sports Complex - Project #:18-1451D

We are completely opposed to the funding proposal to build the Zakheim Youth Sports Complex by the Spokane Youth Sports Association (SYSA). How this project was ranked so highly by your funding board is unknown to us because both the very rural setting of the Glenrose Community and the Glenrose residents were not considered in the ranking process. Had the local residents been questioned to determine their support for the sports complex, your office would have found that there is no support for this complex to be built here in Glenrose. We want to make you aware of several mis-ranked item questions in your evaluation ranking results.

Questions #1: Need and Need Satisfaction

There is NO interest in or need for a sports complex in the rural Glenrose Community, and there will be NO satisfaction gained from the presence of this facility by those who make Glenrose their home. The homeowners here have never advocated for building a

sports complex and have to the contrary been staunchly opposed to such a project over the ten years since becoming aware of this proposed development.

Question #2: Design and Budget

The design and budget for the sports complex far exceeds the rural, no-services setting that this community can support. Glenrose is very rural with no infrastructure to support the anticipated traffic congestion, lodging, and nutritional needs of the many youngsters and parents who would be frequenting our community for these athletic activities.

Question #3: Sustainability and Environmental Stewardship

Astroturf, paved parking areas for hundreds of vehicles, and LED stadium lighting are neither sustainable nor do such items promote environmental stewardship. On the contrary, they would irreparably destroy the bucolic atmosphere of the Glenrose Community. In addition to the noise and light pollution, the significant increase in vehicular traffic would overwhelm the sparsely traveled roads in the area.

Question #6: Readiness to Proceed

The current zoning designation of the proposed building site was broadly interpreted by Spokane County to specifically accommodate the SYSA without full consideration given to the valid concerns of the Glenrose residents. The Glenrose Association will seek clarification of the current zoning of this property to rectify what we believe to be a hastily made decision and/or a misinterpretation of the existing zoning code. In addition, the extensive grading permit required for the said complex project has not yet been submitted for county approval. There are specific criteria that must be addressed before the county issues this grading permit. In addition, no current Environmental Impact Statement (EIS) for the sports complex was completed. The last EIS done for this project is 10 years old, and SYSA will be relying upon this old document to support a new building permit. We believe that a traffic study is also needed to assess the impact the addition vehicle traffic will have on our local roads and whether the existing roads are adequate. We believe the roads are not suitable in their present form for this project.

RECEIVED

JUN 19 2019

2

Question #7: Support and Partnerships

As a local resident of the Glenrose Community, I know of no one in favor of constructing this facility. This private sport complex will not be open to the public and it certainly will not benefit the local residents of the surrounding Glenrose community. Opposition by the local homeowners to the construction of the sports complex is well over 95% against the creation of this unwanted facility. Clear evidence of local opposition can be seen by the many posted yard signs against the proposed sports complex. Thus, there is no local support for a privately owned sports complex. This strong local opposition should be considered by the funding board, especially when our tax dollars could be given to an organization that we are diametrically opposed to with regard to the location of this complex.

Question #9: Proximity to People

The people this proposed facility would be benefiting will not be local. Essentially none of the local residents or their children will be participating in any of the activities planned at this members only sports complex. The facility will be closed to the public when not in use and it will provide no positive reasons to continue residing in Glenrose.

Conclusion:

Please consider these points when making your decision to fund or not to fund the Zakheim Youth Sports Complex. The taxpayer-derived dollars that could be used to build this facility, by this grant application, only adds to the resentment Glenrose residents feel that our concerns are not being considered without resorting to legal action.

RECEIVED

JUN 19 2019

WA STATE
RECREATION AND CONSERVATION OFFICE

Dear Wyatt~

I have lived in the Glenrose Area for 25 years and actually own a home at 4725 S Glenrose Rd. I'm very disappointed that Spokane County would consider approving what is essentially a commercial development in the midst of a beautiful rural (and rural zoned) area. There appears to be no community support for the concept. I have heard that SYSA has indicated on a grant application that they have community support for this project; if that is so, they have lied. If you were to drive thru this small community you would see signs objecting to the Sports Complex everywhere. I counted 30 the other day.

The Sports Complex would not even serve this community. It serves a very specific clientele on a PRIVATE basis. It does not even offer services to all children that would like to play soccer; just those with parents that can afford to pay.

To the Glenrose Community it offers light (stadium lighting harmful to animals) and noise pollution (up to 10:00pm) as well as an extraordinary negative traffic impact on our already "sub-par" (as described by Spokane County Traffic Engineers) roads. Spokane County has said that over the years they have decided against improving the road thru Glenrose in favor of preserving the rural environment. There is not a single fast food restaurant or gas station on Glenrose and so people using the proposed Sports Facility would have to travel back and forth for any services and/or products that they might need. Why not put the Sports Complex somewhere with hotels, restaurants & gas stations ?... like Airway Heights or the Spokane Valley.

The Sports Complex proposal threatens to undermine property values of homes and land in the Glenrose Area which would be an effect that would last forever. Especially on the homes within a 1/4 mile radius. I am a Realtor in Spokane and have been for 18 years. Those houses near the complex will be terribly negatively affected and am not sure what those numbers would be. I have friends on 37th that need to sell their house, a home on acreage that has been in the family for 3 generations, and they will have to discount it if the Sports Complex goes in. The harm that this proposal represents is on so many levels.

I'll keep this short.

Thank-you,

Claire Peterson

Claire Peterson, *Broker*
Cell 509-499-6430



WINDERMERE CITY GROUP
1237 W Summit Pkwy, Ste B
Spokane, WA 99201

26 April 2019

Recreation and Conservation Office
Attn: Funding Board Liaison
P.O. Box 40917
Olympia, WA 98504-0917
Cc: Wyatt.Lundquist@rcow.wa.gov

Re: WWRP- Water Access (Lopez Channel #18-1935) and
the Aquatic Lands Enhancement Account (#182031 Lopez Channel Shoreline).

Dear Funding Board Liaison,

I am writing to inform you of misleading and inaccurate statements in two grant applications that have been submitted to your agency. Both applications are from the San Juan County Land Bank for acquisition of the Clure property on Lopez Island. One is to WWRP- Water Access (Lopez Channel #18-1935) and the other is to the Aquatic Lands Enhancement Account (#182031 Lopez Channel Shoreline). I have read the grant information on the RCO website. My comments are based on that information.

1. Easements and access: In response to questions in the grant applications asking for a description of the nature of existing rights-of-way or easements, the Lopez Airport's drainage easement is mentioned, but nothing is said about the fact that nine (9) adjacent property owners have legal easements to access the beach through the Clure property for their personal (private) use. These easements are strictly limited to property owners in Government Lot 2 and grant access to a private beach and consequently enhance the value of the easement holder's property. Loss of that private access, as will occur if the property becomes owned by a public agency, will reduce the value of those holdings. Nothing in the applications indicates existing challenges to the Clure's right to grant the public access to the property from a private road. In addition, no mention is made that public access would be in the Airport's designated runway protection zone. FAA guidelines state "land uses prohibited from the runway protection zone are ... places of public assembly." These disputes over existing easements and public access remain unresolved and may result in a legal challenge. The grant applications fail to disclose these existing problems with easements and access.

2. Allowed activities: The grant applications state that allowed activities will include kayak launching, kite boarding, and swimming. Yet the applications also state: "the property is within 200 yards of [Shark Reef] National Wildlife Refuge, an important seal and sea lion haul out location." The San Juan Islands National Wildlife Refuge rules state: "Visitors must stay 200 yards from the shore of all closed rocks, reefs, and

islands in the Refuge.” Clearly recreational activities like kite boarding would take the public closer than 200 yards to the shore of the Refuge. Kayaking is similarly incompatible but is unlikely given access to the beach involves walking nearly a half mile from the proposed parking lot along a trail that drops steeply, including a 100 yard stretch with a 20% grade. And swimming is dangerous as tidal currents in the surrounding channel are strong.

3. Signage and parking: Community meetings leading up to the acquisition were well-attended and often confrontational. Those of us concerned about the impact of increased visitor numbers to beach wildlife in what the Land Bank has referred to as “a pristine shoreline” were told not to worry, that there would be limited parking and signage. We were also told that visitors would primarily be local residents. Yet the two grant applications state that there will be a 15-car parking lot. That is larger than the parking lot at either Watmough Bight National Monument or Shark Reef County Park on Lopez Island, both of which have several thousand visitors each summer month. This heavy visitor usage is negatively impacting the sensitive ecology of both areas. Fifteen cars is not “limited parking.” The Water Access grant application states “Signage will indicate the turnoff to the Preserve.” If those signs are on Shark Reef Road, large numbers of tourists will be encouraged to visit. The grant applications also state: “With its close proximity to the airport it is anticipated that there will be increased traffic to the facility,” and “Tourism and sales of vacation homes are a primary economic driver in the County and this additional Preserve should help sustain these.” That doesn’t sound like a preserve with limited numbers of visitors or a preserve focused on local residents’ beach access. What those of us concerned about impacts of increased visitor numbers to beach wildlife have been told and what the granting agency has been told are two different things.

4. Development threat: The grant applications imply that the threat of development of the Clure parcels was imminent. However, both properties had been on the market for decades. The Clures could not find interested buyers. Future development was possible, but certainly not imminent. The two properties could have each had no more than a single-family dwelling. I would argue that two families with access to an otherwise private and minimally disturbed beach would have less impact on the beach and its wildlife than would public access and large visitor numbers. It is difficult to understand how increasing visitor numbers could be considered an enhancement to aquatic lands.

5. Fire danger: In addition to concern about impacts of large visitor numbers to the beach wildlife, residents living near the property have publicly expressed concern about increased fire danger with increased visitor numbers. As told to us by local fire officials, access for fire fighting equipment and personnel to the beach down a steep

and narrow trail is extremely limited. Furthermore, because owner's homes are set back from steep, eroding cliffs, residents are limited in their ability to see whether fires have been set using the abundant supply of wood on the beach. An illegal beach fire set by visitors at a site a few miles north of this beach caused significant damage to a local landmark. The grant applications do not mention these legitimate concerns.

For the above and many other reasons, this purchase has been and remains a contentious issue on Lopez Island.

Sincerely,

Gene S. Helfman
498 Shoreland Dr.
Lopez Island, WA 98261

In the spirit of full disclosure, my wife and I once owned one of the adjoining pieces of property with an easement to the beach. We no longer own it, but our daughter and her family do.

--

Gene Helfman, Professor Emeritus
Odum School of Ecology, University of Georgia
PERMANENT address:

498 Shoreland Dr., Lopez Is., WA 98261

(360) 468-2136

genehelfman@gmail.com

"Give me your tired, your poor, Your huddled masses yearning to breathe free, The wretched refuse of your teeming shore. Send these, the homeless . . . to me." With some exceptions.