

NOTICE OF APPLICATION, SEPA, AND PUBLIC HEARING
“Latah Glen Residential Community Preliminary PUD and Manufactured Home Park CUP”
FILE # Z20-184PPUD

Notice is hereby given that Sycamore Group, LLC applied for a Preliminary Planned Unit Development (PUD) and Manufactured Home Park Conditional Use Permit (CUP) on October 26, 2020. This application was determined to be technically complete on April 28, 2022. The City of Spokane is hereby holding a public hearing before the Hearing Examiner on **Wednesday, June 29th, 2022, at 9:00 am**. The hearing will be held in person at the designated time in the Council Chambers, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

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

Melissa Owen, Assistant Planner
Planning & Development Services,
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6063
Email: mowen@spokanecity.org
Web: <https://my.spokanecity.org/projects/latah-glen-residential-community/>

APPLICATION INFORMATION

Applicant: Sycamore Group, LLC – William Nascimento
9850 Research Dr.
Irvine, CA 99224
949-357-9015

Owner: Estate of Bettie R Simmons
3504 S Inland Empire Way
Spokane, WA 99224

Applicant’s Agent: Storhaug Engineering – William Sinclair
510 E. 3rd Avenue
Spokane, WA 99202
509-242-1000

File Number: Z20-184PPUD

Public Comment Period: Written comments may be submitted on this application and any environmental issues related to it by **June 8, 2022**. Written comments should be sent via mail or email to the Planning & Development address listed at the end of this document.

SEPA: This proposal will be reviewed under the State Environmental Policy Act (SEPA) under Spokane Municipal Code Section 17E.050. The optional DNS process is being used and this will be the only opportunity to comment on the environmental impacts of this proposal. It is anticipated that the proposal will include mitigation measures under applicable codes. A copy of the subsequent threshold determination may be obtained upon request. **The last day to appeal the issued MDNS is June 28, 2022.** The following were identified as SEPA mitigation during the agency review process.

1. Per the traffic analysis, vehicular traffic from this project is expected to add 13 AM trips and 5 PM trips to the NB US 195 to EB I-90 ramp. WSDOT has commented that no additional peak hour trips may be added to the ramp due to safety concerns. Latah Glen is required to complete an

improvement to the US 195 corridor that will reduce the impact of its traffic on NB US 195 to EB I-90 ramp (“Mitigation Project(s)”). Latah Glen may not receive final plan approval until a financial commitment is in place (secured by a letter of credit or bond), which has been approved by the City, providing for the design and construction for the Mitigation Project(s), which shall be under contract for construction within one year from the final plan approval. The details of the mitigation project(s) will be agreed upon by the developers, City, and WSDOT. The applicant’s contributions to funding the design and construction of the mitigation project will qualify for a credit against transportation impact fees per SMC 17D.075.070.

2. The applicant shall improve Inland Empire Way from the proposed site access to US 195. This improvement shall consist of paving the roadway, providing a separated sidewalk, drainage facilities, signage, etc. in a manner consistent with City of Spokane standards, application conditions of approval, and the Storhaug Engineering plans for this section of roadway.
3. The applicant shall update the traffic analysis prior to the approval of the plans that would allow the occupancy of the 100th residential unit. This updated traffic analysis shall evaluate the need for a right turn lane at the intersection of US 195 and Inland Empire Way in the southbound direction. If this right turn lane is deemed necessary, the applicant shall enter into a WSDOT development agreement for the design and construction of this right turn lane with the approval of the 100th residential unit. As part of the development agreement the applicant can bond for the construction of the turn lane in the next construction season.

Description of Proposal: The applicant is proposing is a 39.44 acre Manufactured Home Park and Planned Unit Development (PUD) residential community of 157 leased spaces, community clubhouse, laundry, and interconnected pedestrian system with open space.

Location Description: The proposal is located at 1925 W 36TH, parcel 25364.0001; A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 36, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.

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

Current Zoning: Residential Single Family (RSF)

Community Meeting: A virtual community meeting was held on September 23, 2020, at 5:00 p.m.

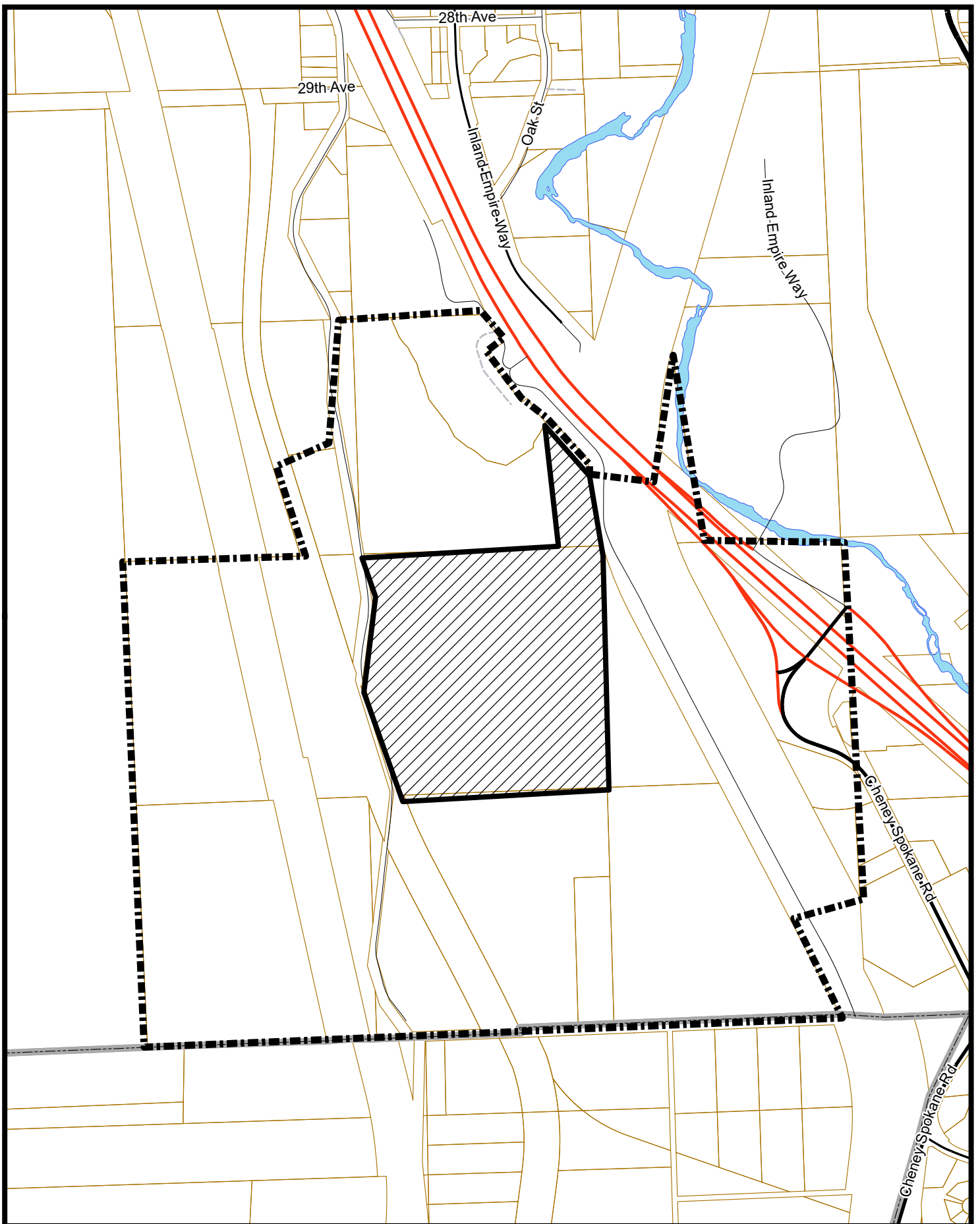
Public Hearing Process Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the Preliminary Planned Unit Development and Manufactured Home Park application. A combined **Notice of Application, SEPA, and Public Hearing**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

Written comments should be mailed, delivered or emailed to:

*Melissa Owen, Assistant Planner
Planning & Development Services,
808 West Spokane Falls Boulevard
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To view more information, including site plans for this project, please go to:
<https://my.spokanecity.org/projects/latah-glen-residential-community/>

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.



Legend

- Parcels
- Notification district
- Project Site



APPLICANT: Sycamore Group, LLC
PROPOSAL: 157 Lot Manufactured Home Community

10-25-43

Prepared by: DKd
Date prepared: 8/17/20