

July 14, 2025

Melissa Owen; Assistant Planner
City of Spokane Development Services Center
808 W. Spokane Falls Blvd.
Spokane, WA 99201

RE: 25-009 Latah Glen Preliminary Plat Comment Response; City File # Z25-371PPLT

Melissa,

This letter includes responses to comments received on July 3rd, 2025. Below are the City comments we received referenced in *Italics*, with Storhaug responses to each in ***bold italics***. Please review and provide any questions or needed clarifications.

Regarding the 'Water (email June 17, 2025, enclosed) Condition of Approval'; "It appears they have left off the utility easement for both water and sewer in parallel from Saratoga to Albany. Easement will need to be 30' wide, not 16' wide, and should be within a utility tract for boundary definition. (M. Owen Note: A new separate easement will need to be recorded and documented on the plat map prior to final plat approval per M. Owen Conversations with Eldon Brown.) Response: Completed on updated Preliminary Plat

Regarding the "Engineering Dept. Conditions Required" on page #2, "The following comments need to be addressed before deeming the application technically complete and moving the project onto public notice and hearing". Response: See below responses in bold.

1. Please provide the right-of-way width on all the streets on sheets 2 and 3. ***Response: Completed.***
2. Please update the street names as follows on all sheets: ***Response: Completed.***
 - a. Latham Ct
 - b. Saratoga Way
 - c. Hartford St (sheet 4)
3. Dimension and label the Utility and Access Easement for the water and sewer main through Tract 4 and Tract 14. The easement is 30' and should be labeled as "Utility and Access Easement" instead of "Water Line Easement". ***Response: The above referenced WA and SS easements are recorded documents, titled 'Sewer Line and Access Easement' and 'Water Line Easement', and need to be referenced as such. Any newly proposed easements have flexibility in naming.***

4. Label and dimension the stormwater easement in Tract 4. **Response: Completed**
5. Please clarify the naming of the section of road at the entrance of the plat. Is it Hudson Street or Albany Avenue? **Response: Hudson Street is updated on entrance of preliminary plat exhibit.**
6. Please label the 10' utility easement along the front of the lots. **Response: See 10' UE note in the Plat Legend referencing the 10' Utility Easement.**
7. Please provide a list of the tracts, their intended uses (e.g. stormwater, open space, etc.), and intended ownership (privately owned and maintained or dedicated to the city). **Response: Included in the table on the first page of the preliminary plat exhibit.**
8. It appears the 10' asphalt path encroaches Lot 8 Block 10. If so, please provide an easement for the path on the lot. **Response: See updated numbering for said lot, as L3, B16. (L8, B10 is now L3, B16). A label was provided on page 3 for the easement callout for L3, B16. (previously L8, B10).**
9. There appear to be additional stormwater easements shown on the construction plans that are not shown on the preliminary plat. Please clarify. **Response: Stormwater easements on the preliminary plat exhibit now match the construction plans. See updated preliminary plat exhibit.**
10. Please provide bearings and distances on the plat boundary. **Response: Updated on the preliminary plat exhibit. Please note that the bearing distance for the easterly boundary is shown on sheet #2.**

Regarding the "Planning Department (incorporated into this letter, no separate memo)" see responses to items 11 – 15, below. See below responses in bold.

11. Please verify the number of tracts and update the map detail including site data table for the correct number of tracts and tract area (see also comment from engineering regarding detail for the proposed use of each tract). **Response. The site data table has been updated to the correct tract area, the setback information has been removed, and the ownership has been included in the tract data table.**
12. Please update the lot detail and density as needed upon completion of the tract modifications noted above. **Response. Noted. No other changes were made in data table.**
13. Please update the zoning designation in the detached dwelling standards to "Residential 1" from residential single family. **Response. Zoning is updated to 'R1' in the Site Data Table.**
14. To provide the most flexibility to future development, please remove reference to specific setbacks from the plat map page 1 of 4 under Detached Dwelling Standards. Setbacks will be determined by the codes in place at time of permit. **Response. Completed. Setbacks have been removed.**

15. Please update the note on page 1 of 4 to indicate that the property is located in the following critical areas (see Chapter 17E.010 Critical Aquifer Recharge Areas – Aquifer Protection and Chapter 17E.040 Spokane Geologically Hazardous Areas for more details): **Response. The note is updated on sheet 1 of 4.**

a. Critical Aquifer Recharge Area

b. Potentially Hazardous Geology/Erodible Soils

} **(Completed)**

16. Please submit an updated critical areas checklist with current property ownership, current parcel, project description, etc. The checklist is found here. **Response. Shoreline Critical Areas Checklist attached. Also, see the attached 'Latah Glen Grading Sheets' for grading, cut/fill question within.**

17. Verify lots meet minimum dimensional requirements – Lot 1 B6, L1 B8 (Min 40' wide for a depth of 80' per table 17C.111.205-1). **Response: L3, B6, and L2, B6 have been updated on the preliminary plat exhibit. Lots 2 – 9 in Block 14 have also been updated. All other lots in the updated plat have been verified to meet dimensional requirements.**

18. Please provide a rationale for not including whole blocks in the master phasing plan for hearing examiner consideration. It appears that the current phasing plan does not currently meet the basic phasing standard that blocks are wholly contained within any individual phase. See Section 17G.080.050 Subdivisions (Subsection F, Phasing). **Response: To account for phasing, the lots, blocks, and tracts have been renumbered accordingly, per the attached preliminary plat exhibit.**

19. Please update the S. Inland Empire Street alignment shown on the preliminary plat map to match that being reviewed/constructed under a separate engineering "PDEV" permit. **Response: The preliminary plat exhibit matches the Engineering Plans.**

20. Please clarify that parcel 25361.0048 is being provided an access point via the new S. Inland Empire Way road alignment under review and construction with a separate engineering "PDEV" permit. **Response: Response: The ROW in parcel 25361.0004 will provide access to parcel 25361.0048. (See attached Latah Glen Grading Sheets, Sheet 1 of 5 for detail)**

21. Please work with engineering to determine any new engineering design variances that are required and will be implemented under a separate engineering "PDEV" permit. These variances should be completed prior to deeming the application technically complete and moving the project onto public comment and hearing.

c. Note: the prior variance for road widths is different than that is currently being reviewed for a switch to public streets for this plat along with hillside development. .

d. A variance will be needed for block lengths longer than 660'. **Response: Noted, we will look to Development Services to provide for any requests.**