

August 18, 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 **August 7th, 2025**, as well as the follow up comment letter received on **August 12th**. Below are the City comments we received referenced in **red**, with Storhaug responses to each in **black**. The below are the updated comments from each of the above letters that the City noted in red. Please review and provide any questions or clarifications needed.

Under 'Planning Department (incorporated into this letter, no separate memo):

Comment: Item 1. "To address the change in SEPA mitigation from WSDOT for the new proposal (new land use application that changes the Manufactured Home Park with leased lots served by private streets to a plat for fee simple ownership accessed by public streets), please update the original SEPA checklist found below to describe the new project, and any changes associated with the new application. This can be accomplished through redlines on the original SEPA and/or addenda as needed. Please sign and date the updated material."

Response: See updated, attached SEPA.

Comment Items #2: "It appears that there is duplicate Tract 12 Data on the map. The duplicate tract detail is covering over information for Lot 5 Block 10. Please remove the Tract detail from the block."

Response: See correction of duplication on Sheet 2 of 4 of the updated plat.

Comment Item #3: "The below right of way width appears to be incorrect (ROW 54')."

Response: See corrected ROW dimension along Kinston St on Sheet 3 of 4 of the updated plat.

Comment Item #4: “Is there a separate tract next to Tract 12. See image below. Please revised the map and site data table and tract detail as necessary.”

Response: Tract #3 is next to Tract 12. Separate Tracts. See updated Plat sheets 2 of 4.

Comment: *Regarding Revisions/Clarifications Required. ‘Conditions of Approval’ #6* - “At time of final plat, planning with verify that all proposed lots continue to meet minimum dimensional requirements found in table 17C.111.205-1 at time of final plat.

Response: Noted.

Comment: **Dedications to be added to the final plat.**

Note: planning is working on standard dedication language to add to all plats over 2 acres regarding maximum density under the SMC, state allowance of up to 6-units per lot, and

threshold triggers related to plat modifications/new applications. Prior to hearing, planning will have a dedication prepared for you to add to the final plat.

Response: Noted.

General Comments V, Vi, and Vii:

Comment: v. The proposed project phasing will continue to be reviewed during the final plat process.

Response: Noted.

Comment: vi. Please work with engineering to determine any necessary engineering design variances that are required and will be implemented under a separate engineering “PDEV” permit. See Section 17H.010.020 Design Variance Requests.

Response: Noted. We will contact Engineering regarding any outlying variances that may be required and make the appropriate formal applications and/or requests.

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

Response: Noted.

Comment: b. A variance will be needed for block lengths longer than 660’.

Response: Noted.

Comment vii. A design variance for driveway separation has already been granted for this preliminary plat application.

Response: Noted. Thank you for the acceptance.

Comment: ‘City of Spokane Fire Prevention Engineer (Dave Kokot email dated July 7, 2025’, Per follow-up email from Dave Kokot on July 7, 2025 (enclosed), conditions of approval from the manufactured home park are still applicable.

Fire Department (same as prior comment letter):

Conditions of Approval:

Condition 1. The gate widths in and out of the site (North/Marshall Rd Access) will need to be a minimum of 14’ wide.

2. North access will need to be maintained at all times for fire apparatus access.

3. North access will need to have an approved surface approved for the weight of the responding fire apparatus.

4. North access will need “No Parking – Fire Lane” signs on both sides of the access road.

5. Fire hydrant placement will need to comply with the International Fire Code, with local amendments.

Response: Noted.

Comment: Integrated Capital Management – City Utilities (email July 8, 2025): Per email from Beryl Fredrickson, all comments from ICM (relate to City Utilities) that were part of the prior application review can be removed. ICM no longer has any comments (or conditions)

Response: Noted. Thank you.

Comment: Integrated Capital Management - ICM – transportation (email chain ending July 8, 2025)

Please see enclosed email chain that indicates that no additional comments beyond modifying SEPA conditions as per WSDOTS agreement to require a traffic analysis after the 60th residential unit (see updated SEPA condition no. 3).

Response: Noted.

Comment: WSDOT (emails date 07/01/25, 07/03/25, and 07/08/25 enclosed) SEPA Mitigation updates as of 07/08/25 – see mitigation no. 3 below.

Condition #3: *The applicant shall update the traffic analysis prior to the approval of the plans that would allow the occupancy of the ~~100th~~ 60th 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~~ 60th residential unit. As part of the development agreement the applicant can bond for the construction of the turn lane in the next construction season.*

Response: Noted, per above.

Comment: Spokane Tribe of Indians (follow-up email from Randy Abrahamson dated July 7, 2025)

Per the attached email from Randy Abrahamson, the Spokane Tribe of Indians Tribal Historic Preservation Office Letter is the official response from Spokane Tribe. The letter is reattached here for reference. The following conditions of approval were identified in the letter.

Condition of Approval. An Inadvertent Discovery Plan implemented into the scope of work and on-site during all ground disturbing activities.

Response: Noted.

Regards



Clifton Trimble, Planner III