

**NOTICE OF APPLICATION, SEPA, AND PUBLIC HEARING**  
**“Latah Glen Residential Preliminary Long Plat”**  
**FILE # Z25-371PPLT**

Notice is hereby given that Storhaug Engineering, representing Latah Glen, LLC., applied for a Preliminary Long Plat on June 11, 2025. This application was determined to be technically complete on September 11, 2025. The City of Spokane is hereby holding a public hearing before the Hearing Examiner on **Thursday, October 30, 2025, at 9:00 am**. The hearing will be held in person at the designated time in the Council Briefing Center, 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, Planner II*  
*Development Services Center,*  
*808 West Spokane Falls Boulevard*  
*Spokane, WA 99201-3329*  
*Phone: (509) 625-6063*  
*Email: [mowen@spokanecity.org](mailto:mowen@spokanecity.org)*  
*Web: <https://my.spokanecity.org/projects/latah-glen-residential-preliminary-long-plat/>*

**APPLICATION INFORMATION**

**Owner:** Latah Glen, LLC.  
6914 S. Pheasant Ridge Dr.  
Spokane, WA 99224

**Applicant's** Storhaug Engineering – Clifton Trimble  
**Agent:** 510 E. 3rd Avenue  
Spokane, WA 99202  
509-242-1000

**File Number:** Z25-371PPLT

**Public Comment Period:** Comments received by October 3, 2025, at 5 PM will be included in the project staff report. Written comments received by October 29, 2025, by 5 PM will be forwarded to the hearing examiner for inclusion in the project public record.

**SEPA:** In Review. The City anticipates issuing a Mitigated Determination of Non-significance (MDNS) under WAC 197-11.355. See enclosed SEPA Notice of Application. A copy of the subsequent threshold determination will be sent to those who provide comment and will be made available on the project website. **The last day to provide comment on SEPA is Friday, October 3, 2025, at 5 pm.**

**Description of Proposal:** The applicant is proposing to subdivide 39.29 acres of land into 142 lots and 19 tracts (13-acres for open space & Stormwater) for the purpose of developing single family homes at parcel 25364.0001 addressed as 1925 W. 36th Avenue. Primary access is proposed from S. Inland Empire Way with S. Marshall Rd. serving as secondary access/fire access. Utilities and streets are proposed to be public.

**Location Description:** The proposal is located at 1925 W 36TH (parcel 25364.0001);

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 36, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.

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

**Current Zoning:** Residential 1 (R1)

**Community Meeting:** A community meeting was held on May 8, 2025, at 6:30 p.m. at 502 E 3<sup>rd</sup> Avenue, Spokane, WA 99202.

**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 Long Plat 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 the city staff identified above.**

To view more information, including site plans for this project, please go to:  
<https://my.spokanecity.org/projects/latah-glen-residential-preliminary-long-plat/>

**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 Council Briefing Center 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.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd., Spokane, WA, 99201; or [ddecorde@spokanecity.org](mailto:ddecorde@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.



**DEVELOPMENT SERVICES CENTER**  
808 W. SPOKANE FALLS BLVD.  
SPOKANE, WASHINGTON 99201-3329  
509.625.6300  
MY.SPOKANECITY.ORG

## **Notice of Application**

**Optional DNS per WAC 197-11-355**

The City of Spokane has received a SEPA application for the following project:

**Date of Issuance:** 9/15/2025

**File No.** Z25-371PPLT (Latah Glen Residential Preliminary Long Plat)

**Proponent:** Clifton Trimble (Storhaug Engineering), 510 E Third Ave, Spokane, WA 99202

**Location of proposal:** 1925 W. 36th (parcel 25364.0001)

**Description of proposal:** The applicant is proposing to subdivide 39.29 acres of land into 142 lots and 19 tracts (13-acres for open space & Stormwater) for the purpose of developing single family homes. Primary access is proposed off S. Inland Empire Way with S. Marshall Rd. serving as secondary access/fire access. Utilities and streets are proposed to be public.

**Lead agency and Contact:** City of Spokane, Development Services Center, Melissa Owen, [mowen@spokanecity.org](mailto:mowen@spokanecity.org) (509-625-6063)

**Date of Permit Application:** 6/11/2025

**Determined Complete:** 9/11/2025

**Comment Due Date:** 10/3/2025

**SEPA Environmental Review:** The City of Spokane has reviewed the proposed project and determined that it does not have a probable significant adverse impact on the environment and expects to issue a Mitigated Determination of Non-significance (MDNS). An Environment Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, City of Spokane Municipal Code Title 17, a site assessment, and comments from affected agencies. This information is available to the public on request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date noted above to Development Services Center, 808 W Spokane Falls Blvd. Spokane WA 99201**

**Environmental Documents and/or Studies Applicable to this Application:** A portion of this project was previously reviewed under Permit Number Z20-184PPUD. The original checklist and MDNS issued June 14, 2022, will be adopted as part of this review. No

appeal was received for the MDNS issued on June 14, 2022. Permit Number Z25-371PPLT has been assigned to this proposal.

The SEPA comment period will end **October 3, 2025**. It is probable that a Determination of Non-Significance or Mitigated Determination of Non-significance will be issued for this proposal. The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** A copy of the completed SEPA Checklist and any other information concerning this proposal may be obtained by contacting Melissa Owen at [mowen@spokanecity.org](mailto:mowen@spokanecity.org) or obtained from the project webpage at <https://my.spokanecity.org/projects/latah-glen-residential-preliminary-long-plat/>.

#### **Anticipated Mitigations:**

*SEPA Mitigation Measures have been updated from permit number Z20-184PPUD as shown in strike-through/underlined language below. Please note that SEPA Mitigation no. 1 has been completed and Mitigation no. 2 is under construction with a separate permit issued by the City of Spokane.*

1. Per the traffic analysis, vehicular traffic from this project is expected to add 43 ~~19~~ AM trips and 5-12 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.

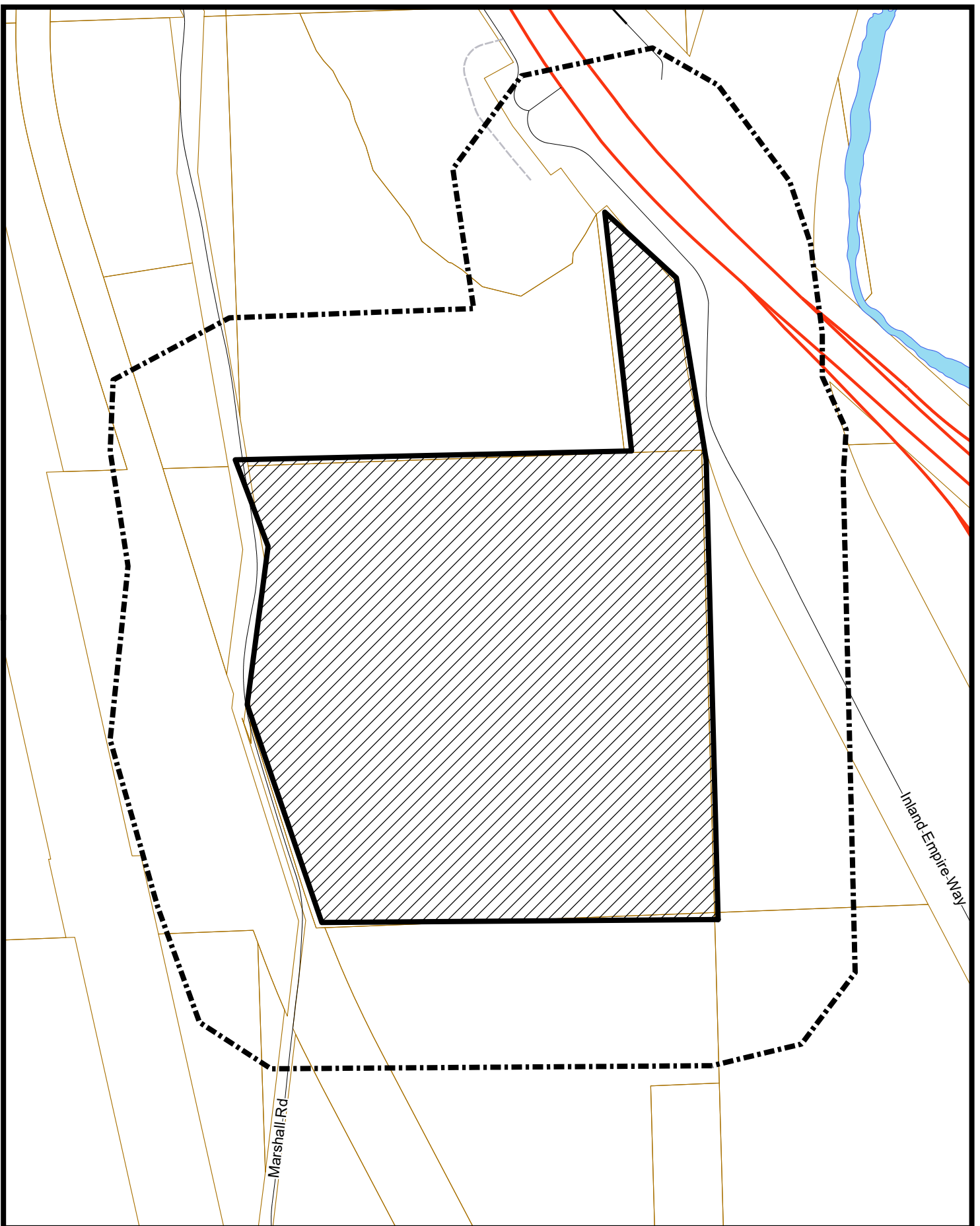
3. The applicant shall update the traffic analysis prior to the approval of the plans that would allow the occupancy of the ~~400<sup>th</sup>~~ 60<sup>th</sup> residential unit. This updated traffic analysis shall evaluate the need for a right turn lane at the intersection of US 195 and Inland Empire 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 ~~400<sup>th</sup>~~ 60<sup>th</sup> residential unit. As part of the development agreement the applicant can bond for the construction of the turn lane in the next construction season.

A DNS or MDNS will be issued following the close of the comment period. Any member of the public who submits comments will be notified of the determination.

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**Responsible official:** Spencer Gardner  
**Position/Title:** Planning Director  
**SEPA Coordinator:** Melissa Owen; [mowen@spokanecity.org](mailto:mowen@spokanecity.org) **Phone:** 509-625-6063  
**Address:** City of Spokane  
Development Services Center, Attention: Melissa Owen  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3343

**Signature:** Timothy Black **Date Issued:** 9/15/2025  
for Spencer Gardner



**Legend**  
Parcels  
Notification district  
Project Site



**APPLICANT:** Storhaug Engineering  
**PROPOSAL:** 142 lot Long plat

36-25-42

Prepared by: DKd  
Date prepared: 4/10/25