

**REQUEST FOR COMMENTS**  
**Latah Glen Residential Preliminary Long Plat**  
**FILE NO. Z25-371PPLT**

**Date:** June 13, 2025

**To:** Interested Parties, City Departments  
and Agencies with Jurisdiction.  
(Distribution list on reverse side)

**From:** Melissa Owen, Planner II  
808 West Spokane Falls Boulevard  
Spokane, WA 99201 or call (509) 625-6063  
mowen@spokanecity.org

**Subject:** Latah Glen Residential Preliminary Long Plat – Request for Comments

**Owner:** William and Guilherme Nascimento – Latah Glen, LLC  
96414 S Pheasant Ridge Dr.  
Spokane, WA 99224

**Applicant/Agent:** Clifton Trimble – Storhaug Engineering  
510 E. 3<sup>rd</sup> Avenue  
Spokane, WA 99202

**File Number:** Z25-371PPLT

**Location Description:** 1925 W 36TH (parcel 25364.0001).

**Description of Proposal:** The applicant is proposing to subdivide 39.29 acres of land into 142 lots and 16 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. Access is proposed off S. Inland Empire Way for its primary access, and S Marshall Rd for secondary access. Improvements to S. Inland Empire Way are underway under a separate permit. Private Street and Utilities internal to the development site were previously approved under prior permits in association with file Z20-184 Latah Glen Residential Community Planned Unit Development and Manufactured Home Park preliminarily approved on July 22, 2022. Street and Utility plans and construction for this proposal will be revised as needed to address “public” street and utilities standards. Residential buildings will be reviewed for compliance with City of Spokane codes at time of building permit application. This is a Type III application and will require a Public Hearing before the Hearing Examiner.

**Legal Description:** A portion of the northwest quarter of the southeast quarter of Section 36, Township 25N, Range 42 E.W.M. (The full legal description is available by request from the planning department)

**SEPA:** An MDNS was issued by the City of Spokane as lead agency on June 14, 2022. This new proposal is still within the scope of the previous MDNS, and therefore is adopted by reference. All original environmental documents are available and can be obtained from the Development Services Department. The SEPA MDNS and an updated traffic memo for single family homes instead of manufactured homes are attached. Due to changes in City’s SEPA checklist forms since 2020 the applicant has clarified cut and fill detail to address current checklist requirements related to reporting cut and fill (Cut quantity is 164,000 CY; Fill quantity is 137,000 CY; Total aggregate is 301,000 CY). The updated cut/fill quantity balance is generally consistent with the original SEPA checklist which identified a total of 154,000 CY of total grading anticipated with cut and fill quantities anticipated to balance on site.

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

**REPORT NEEDED BY: 5 P.M. June 30, 2025.** If additional information is required in order for your department or agency to comment on this proposal, please notify Planning and Development as soon as possible so that the application processing can be suspended while the necessary information is being prepared. Under the procedures of SMC 17G.061, this referral to affected departments and agencies is for the following:

- 1) The determination of a complete application. If there are materials that the reviewing departments and agencies need to comment on this proposal, notice of such must be provided to the applicant;
- 2) Provides notice of application;
- 3) Concurrency Testing, **please note one of the following:**
  - a) ( ✓ ) This application is subject to concurrency and agency is required to notify this department that applicant meets/fails concurrency; OR
  - b) ( ) This application is exempt from concurrency testing but will use capacity of existing facilities.

Under the revised procedures of SMC 17G.061, this referral to affected Departments and Agencies is to provide notice of a pending application. **THIS WILL BE THE LAST NOTICE PROVIDED TO REFERRAL DEPARTMENTS AND AGENCIES UNLESS WARRANTED.** If there are materials that the reviewing Departments and Agencies need to comment on this proposal, notice of such must be provided to the Applicant. The lack of comment by any referral agency will be considered to be acceptance of this application as Technically Complete.

\* - The lack of comment including concurrency by any referral agency will be considered acceptance of this application as technically complete and meeting concurrency requirements.

\*\* - Please forward your comments to Adam Hayden, Planning and Development at least 2 working days before the “Report needed by” date shown on the front page.

## **DISTRIBUTION LIST FOR COMMENTS**

**PROJECT NAME: Latah Glen Residential Prelim. Long Plat**

**FILE No.: Z25-371PPLT**

### **E-mail Copies**

#### **City Departments**

- Asset Management, Attn: Dave Steele
- Building Department, Attn: Dermott Murphy
- City Attorney, Attn: Timothy Fischer
- City Treasurer & City Taxes & Licenses
- Code Enforcement, Attn: Luis Garcia
- Construction Management, Attn: Joel Graff\* \*\*
- Engineering Services, Attn: Dan Buller\* \*\*
- Fire Dept., Attn: Dave Kokot \*
- Fire Dept., Attn: Lance Dahl \*
- GIS, Attn: Steven Allenton
- Historic Preservation, Attn: Megan Duvall
- Integrated Capital Management, Attn: Marcia Davis\* \*\*
- Integrated Capital Management, Attn: Kevin Picanco \*\*\*
- Library Services, Attn: Dana Dalrymple\*
- Neighborhood Services, Attn: ONS Team
- Parks Dept., Attn: Garrett Jones\*
- Planning & Development, Attn: Tami Palmquist
- Planning & Development, Attn: Eldon Brown\*\*
- Planning & Development, Attn: Adam Hayden\*
- Planning & Development, Attn: Spencer Gardner
- Planning & Development, Attn: Mike Nilsson\*\*
- Planning & Development, Attn: Planning Review
- Planning & Development, Attn: Erik Johnson
- Planning & Development, Attn: Joelie Eliason
- Planning & Development, Attn: Dalton Kuhn
- Police Department, Attn: OFC Caitlyn Anderson\*
- Public Works, Attn: Marlene Feist
- Solid Waste, Attn: Kerry Deatrich
- Solid Waste, Attn: Rick Hughes\*
- Street Operations, Attn: Inga Note\*\*
- Wastewater Management
- Water Department, Attn: John Saywers\*\*
- Water Department, Attn: Jim Sakamoto\*\*

#### **County Departments**

- Spokane County Public Works, Attn: Scott Engelhard
- Spokane County Planning Department, Attn: Scott Chesney
- Spokane County Engineering Dept., Attn: Gary Nyberg
- Spokane Regional Health District, Attn: Jon Sherve
- Spokane Regional Health District, Attn: Eric Meyer  
SRCAA, Attn: April Westby

#### **Washington State Agencies**

- Department of Natural Resources
- Department of Natural Resources Aquatics
- Department of Natural Resources, Attn: SEPA Center
- Department of Commerce, Attn: Ben Serr
- Department of Archaeology & Historic Preservation
- Department of Ecology, Attn: Environmental Review Section
- Department of Ecology, Attn: Jeremy Sikes
- Department of Ecology, Eastern Region, Attn: Mini Sheer, Wetlands/Shoreline
- Department of Transportation, Attn: Char Kay
- Department of Transportation, Attn: Greg Figg
- Department of Fish & Wildlife, Attn: Habitat Program

#### **Other Agencies**

- American Medical Response, Attn: Lori Koch
- U.S. Army corps of Engineers, Attn: Jess Jordan
- Avista Utilities, Attn: Larissa Pruitt
- Avista Utilities, Attn: Denise Marsh
- Avista Utilities, Attn: Christina Janssen
- Avista Utilities, Sherri Mattocks
- City of Spokane Valley Planning, Attn: Lori Barlow
- City of Spokane Valley Planning, Attn: Mike Basinger
- District 81 Capital Projects, Attn: Candy Johnson
- Mead School District Facilities & Planning, Attn: Ned Wendle
- Spokane Aquifer Joint Board, Attn: Erin Casci
- Spokane Aquifer Joint Board, Attn: Tonilee Hanson
- Spokane Transit Authority, Attn: Gordon Howell
- Spokane Transit Authority, Attn: Mike Hynes
- Spokane Tribe of Indians, Attn: Jacki Corley
- Spokane Regional Transportation Council, Attn: Kevin Wallace
- Williams Northwest Pipeline, Attn: Michael Moore

#### **Additional Electronic/Email Copies**

#### **Other Agencies**

- U.S. Postal Service, Attn: Postmaster
- Spokane Tribe of Indians, Attn: Randy Abrahamson  
(NW ¼ of SE ¼, Sec. 36, T. 25N, R. 42 E.W.M.)

**REQUEST FOR COMMENTS**

**FILE No.: Z25-371PPLT**

**COMMENTS:** (Use additional sheets if necessary)

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Authorized Signature

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Department or Agency

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Date

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Concurrency  
Passed/Failed