



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 (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 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 ~~400th~~ 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 ~~400th~~ 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.

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.

Responsible official: Spencer Gardner
Position/Title: Planning Director
SEPA Coordinator: Melissa Owen; 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