

STAFF REPORT ON PRELIMINARY LONG PLAT TYPE III APPLICATION
FILE NO. Z25-371PPLT

I. SUMMARY OF REQUEST AND RECOMMENDATIONS:

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. Access is proposed off S Inland Empire Way and S. Marshall Rd., with S. Marshall Rd. also serving as secondary fire access. Utilities and streets are proposed to be public.

RECOMMENDATION: Staff recommends approval of this application subject to the conditions outlined in this report. The conditions provided herein are intended to ensure that the project is consistent with the City's Comprehensive Plan and Development Regulations.

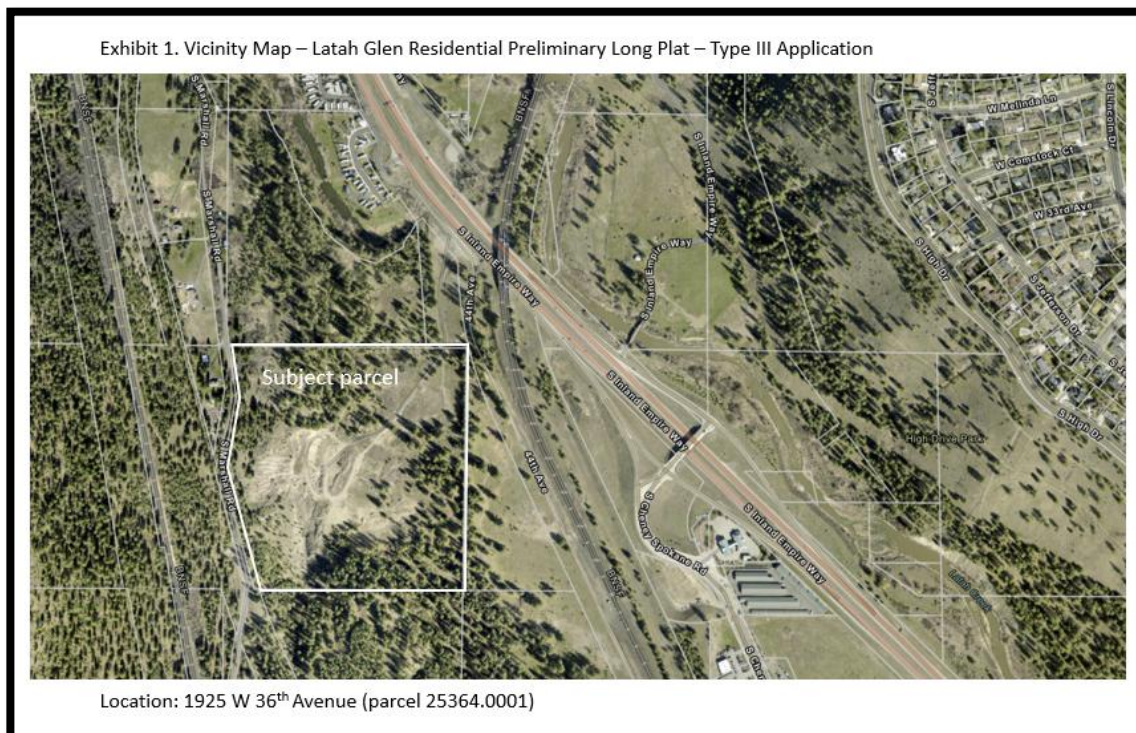
II. GENERAL INFORMATION:

- | | | |
|----|----------------------------|---|
| A. | Applicant/Owner: | Latah Glen, LLC – William Nascimento
6914 S Pheasant Ridge Dr.
Spokane, WA 99224
949.357.9015
william@lagunacg.com |
| C. | Agent: | Storhaug Engineering – Clifton Trimble
510 E. 3rd Avenue
Spokane, WA 99202
509.242.1000
clifton.trimble@storhaug.com |
| D. | Location of Proposal: | This proposal is located at 1925 W 36 th Avenue,
parcel 25364.0001. |
| E. | Existing Zoning: | Residential 1 (R1) |
| F. | Land Use Plan Designation: | Residential Low |
| G. | SEPA Status: | MDNS – Adoption of Existing Documents – was
issued on October 8, 2025, under the optional DNS
process in section 197-11-355 WAC.
The SEPA appeal period ends 10/22/25 at 5 pm. |
| H. | Enabling Zoning: | SMC 17C.111 – Residential Zones;
SMC 17G.061 – Land Use Application Procedures;
SMC 17G.080 – Subdivisions; and,
SMC 17E – Environmental Standards |
| I. | Hearing Date: | October 30, 2025, 9:00 AM |
| J. | Staff Contact: | Melissa Owen, Planner II, (509) 625-6063 |

III. FINDINGS OF FACT:

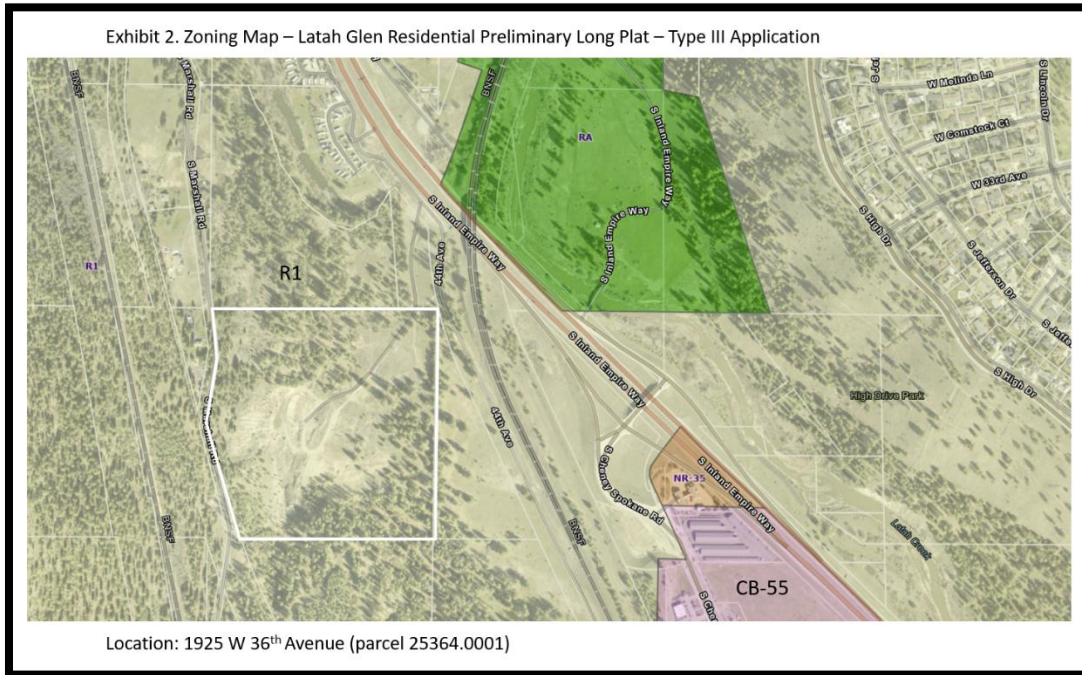
- A. **Project Description:** William Nascimento, Latah Glen, LLC, applied for a Preliminary Long Plat on June 11, 2025.

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. Development is proposed in three phases (see Exhibit 5.d). Access is proposed off S. Inland Empire Way and S. Marshal Rd. with S. Marshall Rd. also providing secondary fire access. Utilities and streets are proposed to be public.



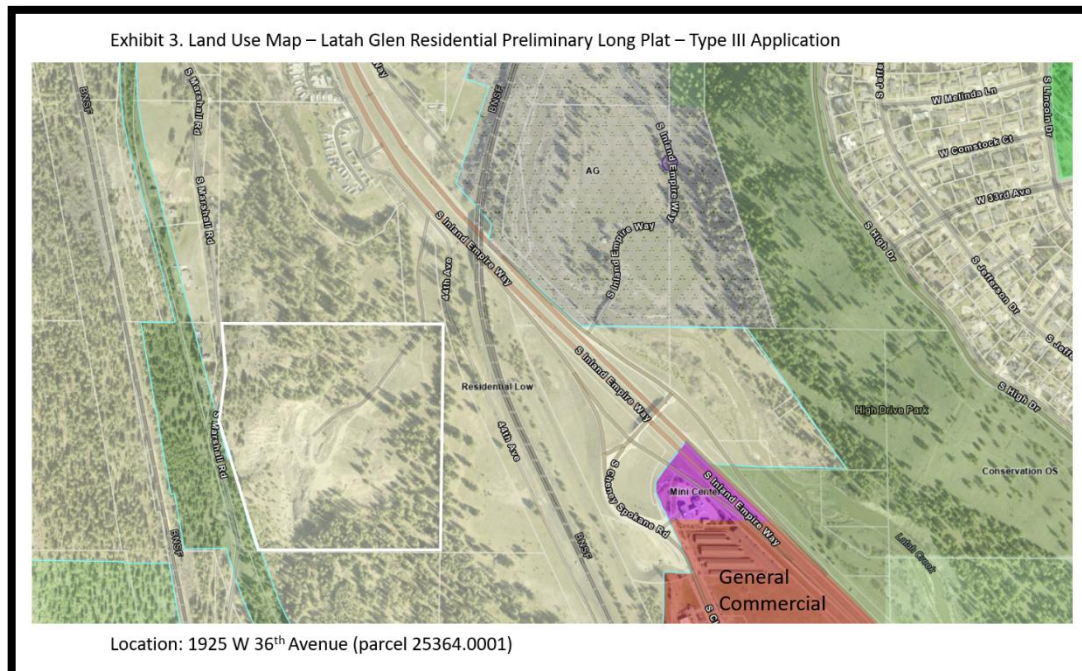
- B. **Site Description:** The subject property is generally located between S. Inland Empire Way/44th Avenue (formerly identified on GIS maps as W. Victory Ln.) to the east and S. Marshall Rd. to the west. The project site is northwest of the Latah Creek Plaza shopping area on S. Cheney-Spokane Rd. and south of Medo-Mist RV Park. West 44th Avenue, approximately 1300' south of this project site, constitutes the City Limits.
- C. The proposed project is made up of one parcel identified above at 1925 W 36th Avenue. The site is approximately 39.29 acres in size and is currently vacant; however, the property was formally utilized for auto parts salvage activities.
- D. Street and utility improvements are underway with separate permit from the City of Spokane Engineering Dept. based on the preliminary approval of the Manufactured Home Park/PUD in July 2022 under Z20-184PPUD for the same site. Construction already underway includes required improvements interior to the site as well as construction of S. Inland Empire Way (Permit No. P2301069PDEV; Project No's 2023517 Sewer, 2023518 Water, 2023519 Streets, 2023520 Stormwater). Please note that the right of way dedication required for S. Inland Empire Way associated with parcel 25361.0004, addressed as 3504 S. Inland Empire Way will be completed outside of this application approval process.

E. The subject site and adjoining property are zoned Residential 1 (R1).



F. Prior to January 1, 2024, the site and surrounding area was zoned RSF (Residential Single-family). Prior to 2006, the subject site was zoned R1 (One family Residential Zone).

G. The land use map designation effective 09/06/23 is Residential Low (Z23-112COMP).



H. Adjacent land uses are generally larger tracts of land which are either vacant or residential in nature. Government-owned land (DNR) is located immediately east (adjoining) and south. Medo

Mist Manufactured Home Park is located north of the project site. BNSF rail and the US 195 transportation corridor are both located in very close proximity to the east.

- I. Applicable Development Regulations include: SMC 17C.111 Residential Zones; SMC 17G.061 Land Use Application Procedures; SMC 17G.080 Subdivisions; and, 17E Environmental Standards.
- J. **Procedural Requirements:** All procedural requirements have been met.
 - a. Predevelopment was held on Thursday, May 1, 2025 (B25M0036PDEV).
 - b. A Community Meeting was held on May 8, 2025.
 - c. Application was submitted on June 11, 2025.
 - d. A total of three Agency Request for Comments notices were sent to Departments and Agencies between June 13, 2025, and August 21, 2025. The 2nd and 3rd requests for comment were specific to City Engineering and Planning review.
 - e. The applicant was notified in writing that the application was deemed technically complete on September 11, 2025.
 - f. Combine Notice of Application, SEPA, and Public Hearing was posted/mailed on or before September 19, 2025 (September 22 for occupant notice to residents of Medo Mist Manufactured Home Park).
 - g. Combine notice was published in the Spokesman Review on September 19 and September 26, 2025.
 - h. The Public Comment Period on the application and any environmental issued related to it ended on Friday, October 3 2025 (Monday, October 6, 2025, for Medo Mist residents).
 - i. A final SEPA MDNS – adoption of existing document – was issued on October 8, 2025 (14-day appeal period will end on October 22, 2025, at 5 pm). The MDNS was issued under the optional DNS process in WAC 197-11-355. As of the date of this staff report, no appeals have been received. Please also note that no appeals of the original MDNS under Z20-184PPUD were received.

IV. DEPARTMENT REPORTS

Notice and requests for comment were sent to City departments and outside agencies concerned with land development as noted above. Copies of reports from those who responded to the notice and request for comments are a part of the file for reference – department and agency comments received during the agency comment period are found in Exhibit 11.

V. PUBLIC COMMENT

A combine Notice of Application, SEPA, and Public Hearing was posted/mailed as noted in procedural requirements (Section I), above. As of date of this staff report two comments on this proposal had been submitted by nearby residents (one after receiving notice of the community meeting and one during the public comment period) – see exhibits 12.a. and 13.d.

Primary concerns for nearby residents who called to ask general questions or provided comment was the lack of exit points for existing and future residents in case of emergency as well as the use of S. Marshall Rd. by this development including the safety and condition of S. Marshall Rd.

Several agencies also responded to the formal public comment period (see Exhibit 12.b). There has also been additional agency and department communications related to S. Marshall Rd access which

has resulted in modified recommended conditions of approval for the plat (modified from the technically complete letter, Exhibit 11 - 1.b.). Modified conditions specific to allowing access to unimproved S. Marshall Rd. are included in this staff report (see also Exhibit 12.c.).

VI. CONCLUSIONS

The Spokane Municipal Code has established decision criteria for Subdivisions. The application materials also include the applicant's responses to criteria. The following is staff's analysis of the proposal considering these decision criteria.

LONG PLAT – DECISION CRITERIA SMC 17G.061.310 SUBSECTIONS C AND 17G.080.025

1. *The proposal is allowed under the provisions of the land use codes;*

Relevant Facts:

The proposal is for 142 lots and 19 tracts (13-acres for open space & Stormwater) for the purpose of developing single family homes. The proposed use – Single-family homes - is allowed R1 (Residential 1 zone).

SMC 17C.111.030 Characteristics of Residential zones describe the R1 zone as a low-intensity residential zone. The zone allows a range of housing choices built at the general scale and height of detached houses. This includes both detached and attached homes and middle housing types.

All new lots created through subdivision must comply with the standards for the base zone as described in 17C.111.205. Additionally, plats are reviewed for compliance with Subdivision Design Standards found in 17G.080.070.

Staff discussion:

Lots proposed under this preliminary long plat application meet all development standards for the R1 zone – See Table 17C.111.205-1 found in 17C.111.205.

Density. Maximum density for sites larger than 2 acres in the R1 zone is 10 units per acre. Minimum density is 4 units per acre. Pursuant to 17C.111.210, the calculation of density for a subdivision or residential development is based on the total (gross) area of the subject property. Critical Areas and Right-of-Way may be subtracted from a calculation of density. All calculations resulting in a fraction are rounded up. The proposed density for this plat is 5 units per acre (rounded up from 4.63 units/acre). This density calculation is based on the gross density less proposed right of way only.

Lot Dimensions. The minimum lot area for R1 zones is 1200 SF. Each lot must also comply with minimum lot width (15'), depth (80'), and frontage (15') requirements. All lots proposed meet these requirements. All lots proposed for development are greater 4,000 SF in size and meet or exceed lot depth, width and frontage requirements.

Lot Coverage. Lot coverage will be reviewed at time of building permit application; however, the R1 zone allows 60% of the lot area to be covered with impervious surface before additional stormwater evaluation is required. Impervious surface is defined in SMC 17A.020.090 and includes ground surfaces and coverings composed of water-impenetrable materials such as asphalt, concrete, brick, stone and rooftops.

All buildings on a site may not exceed a footprint equivalent to 65% of the lot area. To achieve this maximum coverage for structures additional stormwater evaluation would be reviewed at the time of building permit to ensure compliance with adopted stormwater codes.

Building and siting standards. Compliance with building and siting standards such as setbacks, height, coverage limits, and maximum building size as well as design standards for new homes will be reviewed at time of building permit application. See table 17C.111.205-2 found in 17C.111.205 for currently adopted building and siting standards. Design Standards are found in 17C.111.300-.340.

The proposal is permitted in accordance with SMC 17G.080.050 (Subdivisions), SMC 17C.111 Residential Zones. The proposal implements the City of Spokane Land Use Plan Map, addresses minimum and maximum density requirements, and meets lot development standards (area, width, lot frontage) for the Residential 1 (R1) zoned lots pursuant to 17C.111.

Staff finds criterion 1 is met.

2. *The proposal is consistent with the Comprehensive Plan designation and goals, objectives and policies for the property;*

Relevant Facts:

The Comprehensive Plan includes goals, objectives, and policies that are relevant to the proposal.

In Chapter 3, Land Use, of the City's Comprehensive Plan:

Policy LU 1.3 Lower Intensity Residential Areas states: *Focus a range of lower intensity residential uses in every neighborhood while ensuring that new development complements existing development and the form and function of the area in which it is located.*

Policy LU 1.12 Public Facilities and Services states: *Ensure that public facilities and services system are adequate to accommodate proposed development before permitting development to occur.*

Policy LU 2.1 Public Realm Features states: *Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.*

Policy LU 3.7 Maximum and Minimum Lot Sizes states: *Prescribe maximum, as well as minimum, lot size standards to achieve the desired residential density for all areas of the city.*

Policy LU 4.4 Connections states: *Form a well-connected network which provides safe, direct and convenient access for all users, including pedestrians, bicycles, and automobiles, through site design for new development and redevelopment.*

Goal LU5 Development Character states: *Promote development in a manner that is attractive, complementary, and compatible with other land uses.*

Policy LU 5.1 Built and Natural Environment states: *Ensure that developments are sensitive to the built and natural environment (for example, air and water quality, noise, traffic congestion, and public utilities and services), by providing adequate impact mitigation to maintain and enhance quality of life.*

LU 5.2 Environmental Quality Enhancement states: *Encourage site locations and design features that enhance environmental quality and compatibility with surrounding land uses.*

In Chapter 4: Transportation, of the City's Comprehensive Plan:

TR 7 Neighborhood Access states: *Require developments to have open, accessible, internal multi-modal transportation connections to adjacent properties and streets on all sides.*

TR 20 Bicycle/Pedestrian Coordination states: *Coordinate bicycle and pedestrian planning to ensure that projects are developed to meet the safety and access needs of all users.*

In Chapter 6, Housing, of the City's Comprehensive Plan:

Goal H 1 Housing Choice and Diversity Goal states: *Provide opportunities for a variety of housing types that is safe and affordable for all income levels to meet the diverse housing needs of current and future residents.*

Policy H 1.18 Distribution of Housing Options states: *Promote a wide range of housing types and housing diversity to meet the needs of the diverse population and ensure that this housing is available throughout the community for people of all income levels and special needs.*

Goal H 2 Housing Quality states: *Improve the overall quality of the City of Spokane's housing.*

In Chapter 8, Urban Design and Historic Preservation, of the City's Comprehensive Plan:

Policy DP 1.2 New Development in Established Neighborhoods states: *Encourage new development that is of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.*

Policy DP 2.5 Character of the Public Realm states: *Enhance the livability of Spokane by preserving the city's historic character and building a legacy of quality new public and private development that further enriches the public realm.*

Policy DP 2.6 Building and Site Design states: *Ensure that a particular development is thoughtful in design, improves the quality and characteristics of the immediate neighborhood, responds to the site's unique features – Including topography, hydrology, and microclimate - and considers intensity of use.*

Policy DP 2.15 Urban Trees and Landscape Areas states: *Maintain, improve, and increase the number of street trees and planted areas in the urban environment.*

In Chapter 9, Natural Environment, of the City's Comprehensive Plan:

Goal NE 1 Water Quality states: *Protect the Spokane Valley - Rathdrum Prairie Aquifer and other water sources so they provide clean, pure water.*

Policy NE 1.9 Sewer Requirement states: *Ensure that every developed property in the city and the adjacent urban growth area is served by sewer to minimize aquifer contamination.*

Policy NE 5.5 Vegetation states: *Plant and preserve vegetation that benefits local air quality.*

Policy NE 7.6 Geologically Hazardous Areas states: *Continue to classify, designate, and protect Geologically Hazardous Areas as identified in the Critical Areas Ordinance.*

Policy NE 12.1 Street Trees states: *Plant trees along all streets.*

Policy NE 13.1 Walkway and Bicycle Path System states: *Identify, prioritize, and connect places in the city with a walkway or bicycle path system.*

Policy NE 13.2 Walkway and Bicycle Path Design states: *Design walkways and bicycle paths based on qualities that make them safe, functional, and separated from automobile traffic where possible.*

Policy NE 15.1 Protection of Natural Aesthetics states: *Protect and enhance nature views, natural aesthetics, sacred areas, and historic sites within the growing urban setting.*

In Chapter 11, Neighborhoods, of the City's Comprehensive Plan:

Policy N 2.1 Neighborhood Quality of Life states: *Ensure that neighborhoods continue to offer residents transportation and living options, safe streets, quality schools, public services, and cultural, social, and recreational opportunities in order to sustain and enhance the vitality, diversity, and quality of life within neighborhoods.*

Policy N 2.4 Neighborhood Improvement states: *Encourage revitalization and improvement programs to conserve and upgrade existing properties and buildings.*

Policy N 4.6 Pedestrian and Bicycle Connections states: *Establish a continuous pedestrian and bicycle network within and between all neighborhoods.*

Policy N 4.7 Pedestrian Design states: *Design neighborhoods for pedestrians.*

Policy N 4.9 Pedestrian Safety states: *Design neighborhoods for pedestrian safety.*

Staff Discussion:

The proposal to create 142 lot for residential development on a 39.29-acre site formally utilized as an auto parts salvage location is consistent with multiple goals and policies from several chapters of the Comprehensive Plan.

Staff finds criterion 2 is met.

3. *The proposal meets the concurrency requirements of SMC Chapter 17D.010;*

Relevant Facts:

All facility and service providers are responsible for maintaining and monitoring their available and planned capacity. The application was circulated three times between June 13, 2025, and August 21, 2025, as identified above. During agency review, agencies with jurisdiction have the opportunity and responsibility to address any concerns related to concurrency including an evaluation of transportation, public water, fire protection, police projection, parks and recreation, public library, solid waste disposal & recycling, schools, and public wastewater (sewer and stormwater).

Staff Discussion:

Comments and recommended conditions of approval from City departments and agencies with jurisdiction are included in the file exhibits 11 and 12 as well as in the Recommendations (Section VII) of this staff report. No agency with jurisdiction identified that concurrency could not be met if conditions and/or SEPA mitigation were followed. For SEPA-specific migration, please see the SEPA MDNS – Adoption of Existing Document – issued on October 8, 2025 (exhibit 10.a.). Please also see staff report discussion below regarding Section 17G.080.025 Decision Criteria (Type III permit applications) which also addresses several elements of concurrency identified in 17D.010.010.

Staff finds criterion 3 is met.

4. *If approval of a site plan is required, the property is suitable for the proposed use and site plan considering the physical characteristics of the property, including but not limited to size, shape, location, topography, soils, slope, drainage characteristics, the existence of ground or surface water and the existence of natural, historic or cultural features;*

Relevant Facts:

City departments and agencies with jurisdiction reviewed the SEPA checklist, critical areas checklist, technical documents, and other application material for physical characteristics of the property and no comments were received indicating that the site is unsuitable for development. Comments from agencies are included in the report exhibits 11 and 12.

Please also note that City departments and agencies conducted the same type of review for the Latah Glen Residential Community Manufactured Home Park/PUD under Z20-184PPUD, a Type III application that received preliminary approval on July 22, 2022, at this location.

Staff Discussion:

A Cultural Resource Survey was completed for the site under the prior application Z20-184PPUD. No cultural resources were discovered during survey and testing. Both WA Dept. of Archeology and Historic Preservation (DAHP) and the Spokane Tribe of Indians Tribal Historic Preservation Officer recommended that an Inadvertent Discover Plan (IDP) be implemented into the scope of work prior to any earth moving activities associated with the Manufactured Home Park proposal (Z20-184PPUD). While no additional comments were received from DAHP during the agency comment period for this proposal, the Spokane Tribe of Indians Historic Preservation Officer re-affirmed their prior condition for this new proposal – an IDP implemented into scope of work (see exhibit 11 – 2.b. and 3.b.). Additionally, DAHP did provide a formal response during the public comment period. The submitted concurrence letter dated October 1, 2025, DAHP also re-affirms their prior evaluation of the survey and recommended condition that an IDP be implemented into the scope of work for this proposal (see exhibit 12).

Departmental review of application materials (including application materials submitted under Z20-184PPUD) resulted in recommended conditions of approval for development in geologically hazardous areas which include any area with a slope of 30% or greater – see SMC Chapter 17E.040 Spokane Geologically Hazardous Areas for additional details. See also the geotechnical engineering report and report addendum found in Exhibit 6. Because some of the proposed lots identified on the preliminary plat map include areas with slopes exceeding 33%, the City's Building Department noted that site-specific geotechnical reports may be required if/when the structure(s) are on or within certain distances of the slopes as identified in IRC 403.1.7. Exhibit 11 (3.b.) includes the Building Department comment and link to applicable building code. Compliance with 17E.040 will be reviewed by the Development Services Center during the final plat application process as well as during specific building siting and construction permit reviews as needed.

All subdivisions must also address Subdivision Design Standards found in 17G.080.070 for street design and improvements, easements, design of lots and blocks, stormwater, sewer, and water utility improvements as well as standard dedication language for plats. The below content briefly addresses those standards.

Street, stormwater, sewer, and water improvements are already underway based on the

approval of a Manufactured Home Park/PUD preliminarily approved under Z20-184PPUD. Because the prior application included private gated streets and private utilities for a Manufacture Home Park with PUD overlay some limited modification to the approved infrastructure improvement plans will be required for the proposed plat. This said, improvements – whether public or private – must be designed to City standards unless deviations are approved.

The current proposal includes public streets and utilities and requires limited deviations from adopted design standards in 17H.010. Deviations have already been previewed and/or approved by engineering services either as part of this land use action or the prior approval under Z20-184PPUD and are generally limited to:

- slightly longer block lengths than the 600' feet identified in 17H.010.030;
- allowance for driveways with separation less than 36';
- construction of a limited segment of street to be developed under hillside development standards where a separated 10'-wide multi-use path is provided along only one side of Saratoga Way west of Kingston St.; and,
- one dead end located at proposed Latham Court where topography limits connectivity.

The final design and any deviations will need to be approved by the Director of Engineering Services. This work will be completed outside of the plat process.

Existing and proposed easements must be shown on the face of the final plat and will continue to be verified through the final plat approval process. The recommended conditions of approval (Section VII) include easement-specific items to be addressed prior to final plat approval. Required dedications have also been identified by engineering and these are included in the recommendations of this staff report.

All lots proposed for future residential development meet required lot area, width, frontage, and depth standards for R1 zones. Proposed blocks allow for two tiers of lots with depths sufficient to meet the underlying zone requirements and avoid, to the extent possible, lots with double frontage which is discouraged under 17G.080.070(C).

Finally, any development on the parcels created via this platting action will be reviewed by the Spokane Development Services Department at time of building permit to ensure that each new residential unit meets all required development standards. These standards include, but are not limited to, land use standards, Stormwater standards, Utility standards, Building and Fire Code standards, and Spokane Geologically Hazardous Area standards, etc.

Staff finds criterion 4 is met.

5. *The proposal will not have a significant adverse impact on the environment or the surrounding properties, and if necessary conditions can be placed on the proposal to avoid significant effects or interference with the use of neighboring properties or the surrounding area, considering the design and intensity of the proposed use.*

Relevant Facts:

A SEPA MDNS with mitigation for impacts to US-195 was issued on June 14, 2022, following distribution of an Environmental Checklist both as part of the multiple requests for comment by City departments & outside agency and as part of the combine Notice of Application, SEPA and Public Hearing for the Latah Glen Residential Community Manufactured Home Park/PUD

(Z20-184PPUD). No appeal of the MDNS was received for the prior proposal for a 157-unit Manufactured Home Park.

As a new application, the City issued a new SEPA Threshold Determination for the current proposal – a 142-lot subdivision for future development of single-family homes. An Environmental Checklist and other supporting documents and studies were routed for review by departments and agencies with jurisdiction as part of the required agency review for this application. A SEPA Notice of Application with anticipated mitigation was also published on the SEPA Register and routed for review and comment as part of a combine Notice of Application, Notice of SEPA Application, and Notice of Public Hearing for this Type III Preliminary Long Plat.

The Public Comment Period for the preliminary long plat and associated environmental documents ended on Friday, October 3, 2025 (Monday, October 6, 2025, for occupants/residents of Medo Mist RV Park). Comments received from the general public during the Notice of Application period are found in Exhibit 12.a.

A SEPA MDNS – Adoption of Existing Documents – final decision was issued on October 8th, 2025. The final SEPA decision was published on the SEPA register and forwarded to agencies as well as other interested parties including those who provided comment. The SEPA appeal period ends on October 22 at 5 PM. As of the date of this staff report no SEPA appeals have been received.

Staff Discussion:

Due to changes in City's SEPA checklist forms since 2020 the applicant 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. Please see the updated SEPA checklist included as Exhibit 9.a.

Because trip generation rates of a mobile home unit are different than that for a single-family home, WSDOT requested minor updates to mitigation included in the original SEPA MDNS issued on June 14, 2022. These updates are reflected in the Notice of SEPA Application and final decision documents included as Exhibits 10.a and 10.b. Please note that SEPA mitigations No. 1 and No. 2 have been satisfied and/or under construction as this project, under the former manufactured home park proposal, has already contributed to the 16th Ave/US-195 Turn Restriction Project and improvements to S. Inland Empire Way are under construction with separate permit from the City's Engineering Department.

Should future development on this site be proposed to exceed that identified in the current application, additional SEPA review would be required. Additionally, any development of the project site will be reviewed by the Spokane Development Services Department during the specific permit review process to ensure adherence to all required development standards and conditions of approval associated with this application. These standards include, but are not limited to, land use standards (setbacks, landscaping, screening, and design), engineering standards, utility standards, and building/fire codes, and identified SEPA mitigation.

Staff finds criterion 5 is met.

Section 17G.080.025 Decision Criteria (Type III permit applications)

In addition to the criteria listed above, plats are subject to Decision Criteria under 17G.080.025. The proposed subdivision shall make appropriate (in terms of capacity and concurrency) provisions for:

a. public health, safety and welfare:

The City of Spokane Fire and Police Departments in addition to other emergency service-related departments and agencies outside of City Hall were given the opportunity to review this proposal and provided comments. No comments were received from agencies with jurisdiction indicating that public health safety and welfare could not be met. Conditions from fire are included in the recommendations of this staff report (Section VII). Additionally, SMC 17H.010 states that developments comprised of more than 30 lots or units shall include two access points acceptable to the city fire department and Director of Engineering Services. This requirement is also included under the engineering conditions of approval in the recommendations of this staff report. Please note the Exhibit 12.c. includes follow-up communication from Lance Dahl (Deputy Chief Fire Prevention Fire Marshall) on October 20, 2025, clarifying that S. Marshall Rd. meets the State and Local requirements for a secondary access as long as it is maintained to support our heavy apparatus weight. It was also confirmed by Clint Harris, City of Spokane Director – Streets, that S. Marshall Rd. is maintained on an annual basis by the City of Spokane Street Department. This communication is included in Exhibit 12.c.

Staff finds this criterion is met.

b. open spaces;

Long Plats are not required to provide public open space; however, the preliminary plat map for Latah Glen includes 13-acres for open space & stormwater spread over 19 Tracts within the development. Additionally, a minimum 250 SF of open space for each residential unit is required to be demonstrated on each lot at time of building permit for single-family homes consistent with table 17C.111.205-2. And, the City's adopted Design standards include Open Space Implementation under 17C.111.310. Minimum open space requirements, as applicable, will be evaluated at time of building permit application for each residential unit.

Staff finds this criterion is met.

c. drainage ways;

All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Stormwater Facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and, per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat. Predevelopment flow of any off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to development of the project based on a 50-year design storm. An escape route for a 100-year design storm must be provided. The recommendations section of this report includes conditions of approval related to compliance with stormwater regulations.

Staff finds this criterion is met.

d. streets, roads, alleys, and other public ways;

Public streets are proposed for this plat. New separated sidewalk on both sides of the street have been provided throughout the project area with one exception for a separated 10'-wide multi-use path along one side of Saratoga Way west of Kingston St. where the site includes significant grade changes and where tracts instead of buildable lots front the street.

The project is also responsible for improvements to S. Inland Empire Way (currently under construction) and contributions to the 16th Avenue/US-195 Turn Restriction project (mitigation contribution satisfied). An updated traffic analysis is required prior to the occupancy of the 60th home to assess the need for a right turn lane at the intersection of US 195 and Inland Empire Way. 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 60th residential unit as a condition of approval for this plat.

Please note that email correspondence from Dave Istrate, Spokane County Public Works (Traffic and Transportation), on October 20, 2025 (Exhibit 12.c.), indicated that the County agrees with the assumptions of the City and the project proponent regarding trip distribution on the County maintained portion of S. Marshall Rd. As such no improvements to S. Marshall are required at this time; however, if a future phase changes the distribution of trips along Marshall Rd. Spokane County will require additional traffic information to analyze necessary mitigations. The County's comments are included as recommended conditions of approval for this proposal.

Finally, the City of Spokane has adopted Transportation Impact Fees to address impacts of development on local street and supplement the City's ability to eliminate existing transportation deficiencies. Transportation Impact Fees will be assessed at time of building permit for new single-family homes. See 17D.075.040 Transportation Impact Fees, Assessment of Impact Fees.

Staff finds this criterion is met.

- e. transit stops;

No comments were provided by Spokane Transit Authority and there are no transit routes/stops near this site with the closest transit stops either located up on the South Hill or north of I-90.

Staff finds this criterion is met.

- f. potable water supplies;

This plat will connect to public water in S. Inland Empire Way/W 44th Avenue. The water system shall be designed and constructed in accordance with City standards. The water system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.

Staff finds this criterion is met.

- g. sanitary wastes;

The plat will connect to public sanitary sewer in S. Inland Empire Way/W 44th Avenue. The sanitary sewer system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.

Staff finds this criterion is met.

- h. parks, recreation, and playgrounds;

As noted above, 13-acres for open space & stormwater over 19 Tracts are proposed throughout the development and a minimum 250 SF of open space for each residential unit is also required on individual lots. Fish Lake Trail abuts the site at the southwest corner of the property and a paved 10'-wide shared-use connection through the development extends from

S. Marshall Rd. along Saratoga Way to the southeast portion of the property at Hartford St in preparation of future multi-modal connections.

No comments from Parks were received on this proposal.

Staff finds this criterion is met.

- i. schools and school grounds;

There are no provisions for public schools or school grounds as a part of this proposal. The site is served by School District #81. Based on the Spokane Public Schools online school boundary tool, the nearest public schools include Wilson Elementary, Peperzak Middle School and Lewis and Clark High School. No comments from the Spokane School District were provided.

Staff finds this criterion is met.

- j. sidewalks, pathways, and other features that assure safe walking conditions.

New separated sidewalk on both sides of the street have been provided throughout the project area except for a separated 10'-wide multi-use path that is provided along one side of Saratoga Way west of Kingston St where the site includes significant grade changes and tracts instead of buildable lots front this portion of the street. The project is also improving S. Inland Empire Way from the connection with US-195 to the development. This street improvement out of the plat boundaries also includes separated sidewalk on the west die of the street.

Staff finds this criterion is met.

VII. RECOMMENDATIONS

TO APPROVE the Type III Preliminary Long Plat subject to the conditions outlined herein which are intended to ensure that the project is consistent with the City's Comprehensive Plan and Development Regulations.

1. Latah Glen Residential Plat will be developed in substantial conformance with applicable Code and development standards at time of permit application or those codes in place at time of permit.
2. Development should adhere to plans, drawings, illustrations and/or specifications on file with the Development Services Center and with comments received regarding the project from City Departments and outside agencies with jurisdiction.
3. Latah Glen Residential Plat will be developed in compliance with any additional performance and development standards documented in comment or required by City of Spokane, Spokane County, Washington State, and any Federal agency.
4. This approval does not waive the applicant's obligation to comply with all of the requirements of City Departments and outside agencies with jurisdiction over land development.

Water:

5. Add 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. A new separate easement will need to be recorded and documented on the plat map prior to final plat approval.

Engineering:

6. The “PATH EASEMENT” on Lot 3 Block 16 should be better defined or the lot line moved to not include the path.
7. A sewer easement will be required for the proposed sewer connection to Lot 3 Block 16.
8. Clarify if it is intended for Tract 9 and Tract 14 to share an irrigation meter.
9. In accordance with the City’s Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion / sediment control improvements not constructed prior to approval of the final plat.
10. Easements for utilities, e.g. power, phone, cable, etc., must be shown on the plat.
11. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 “Stormwater Facilities”, the Spokane Regional Stormwater Manual, Special Drainage Districts, City of Spokane Design Standards, and per the Project Engineer’s recommendations based on the drainage plan accepted for the final plat. Pre-development flow of any off-site runoff passing through this proposed project shall not be increased (rate or volume) or concentrated due to the development of the project based on a 50-year design storm. An escape route for a 100-year design storm shall be provided.
 - a. Drainage plans shall be prepared and submitted for review and acceptance for the proposed development and land disturbing activities prior to issuance of any permits for site disturbance, including but not limited to grading permits and building permits. With respect to drainage plans required under subsection (C) of Spokane Municipal Code Section 17D.060.140:
 - i. The volume and rate of surface water runoff after new development shall be no greater than the runoff volume and rate leaving the site prior to development, unless the director of engineering services approves the discharge of additional runoff based on a comprehensive drainage plan and down gradient impact study;
 - ii. Drainage plans shall include identification of all properties to be reserved for on-site stormwater facilities and the location of natural drainage systems.
 - b. Lot plans, stamped and signed by a Professional Engineer, in accordance with Appendix 3C of the Spokane Regional Stormwater Manual, shall be prepared for residential lots containing any of the following elements:
 - i. Drainage facilities in easements on the lot;
 - ii. Drainage facilities located in the public right of way or private road tract which are in front of or adjacent to the lot;
 - iii. Floodplain encroachment;
 - iv. An easement or tract is located on the lot, including but not limited to sewer, domestic water, access, sight distance, NLDS (refer to Section 8.3.4 of the Spokane Regional Stormwater Manual), aviation, petroleum or utility.

- c. The developer will be responsible for all costs associated with constructing stormwater improvements necessary to serve the proposed development.
 - d. The developer, property owner, or other responsible, authorized and designated entity acceptable to the director shall be responsible for accepting and maintaining on-site stormwater facilities. The developer shall provide a perpetual maintenance plan, including funding mechanisms and appropriate financial security for such on-site stormwater facilities acceptable to the director.
 - e. Acceptance of the conceptual drainage plan does not imply that the concept proposed is inherently accepted as the final design. Acceptance only implies that the applicant or (agent) has demonstrated that stormwater disposal is manageable. It does not relieve the applicant from changes to the design that may be necessary in order to comply with the City's Stormwater Ordinance and Design Standards.
 - f. If drywells are utilized, they will be tested to ensure design infiltration rates are met. A minimum factor of safety of 2 (two) will be required. In accordance with State Law, existing and proposed Underground Injection Control structures need to be registered with the Washington State Department of Ecology. Proof of registration must be provided prior to plan acceptance.
 - g. No building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC 17D.060 "Stormwater Facilities", the Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and the Project Engineer's recommendations, based on the drainage plan accepted for the final plat, have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to Engineering Services – Developer Services for review and acceptance prior to issuance of a building permit.
 - h. With respect to any increased stormwater flows accruing as a result of any development, each property owner, on its own behalf and the behalf of its successors in interest, fully accept without reservation, the obligation to obstruct and artificially contain and collect all natural or artificially generated or enhanced drainage flows across or upon said owner's property. The purpose of this requirement is to avoid causing or potentially contributing to flooding, erosion, or stormwater loads on other private or public properties and the public sewer systems.
 - i. Each property owner, on its own behalf and the behalf of its successors in interest, acknowledges and accepts full responsibility to maintain drainage facilities within all drainage easements, and to maintain and protect any on-site stormwater control facilities. Under no circumstances does the City of Spokane, its officers or agents, accept any responsibility to maintain on-site stormwater control facilities, drainage courses or drainage pipes on private lots within this development or otherwise within drainage easements or flood plain areas.
12. Only City of Spokane water shall serve the proposed development. The use of private wells is prohibited.
- j. The developer will be responsible for all costs associated with design and construction of the water system necessary to serve the proposed project.

- k. All water systems, whether public or private, shall be designed to City of Spokane Design Standards.
 - l. The water system, including individual service connections to each lot, shall be constructed and accepted for service prior to the City Engineer signing the final plat.
 - m. General Facilities Charges, as per Spokane Municipal Code 13.04 shall be applicable to this proposed development.
 - n. Residual water pressures during the fire flow demand conditions shall be designed to be no less than 20 psi at every point in the system. If static pressures exceed 80 psi, then each service line shall be required to have an individual pressure reducing valve set to reduce pressures to a maximum of 80 psi.
13. Only City of Spokane sanitary sewer shall serve the proposed development. The use of on-site septic disposal systems is prohibited.
- o. The developer will be responsible for all costs associated with design and construction of the sanitary sewer system necessary to serve the proposed project.
 - p. All sanitary sewer systems, whether public or private, shall be designed to the City of Spokane standards.
 - q. General Facilities Charges, as per Spokane Municipal Code 13.03 shall be applicable to this proposed development.
14. Per SMC 17H.010, subdivisions comprised of more than thirty lots shall include two access points acceptable to the city fire department and director of engineering services.
15. Public / private streets, including paving, curb, sidewalk, signs, storm drainage structures/facilities, and swales/planting strips necessary to serve the proposed development, shall be designed and constructed in accordance with City standards unless otherwise approved by a design variance.
- r. Signing and striping plans, where appropriate, shall be included as part of the design submittal.
 - s. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
 - t. The maximum profile grade for City streets is 8%. A variance may be granted considering topography, safety, maintainability, function, and emergency vehicle access. In no case shall the profile grade exceed 10% when a variance is granted.
 - u. Garages shall be a minimum of 20 feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
 - v. All parking and maneuvering areas shall be hard surfaced.
 - w. All street identification and traffic control signs required due to this project must be installed by the developer at the time street improvements are being constructed. They shall be installed and inspected to the satisfaction of the City's Construction Management Office in accordance with City standards prior to the occupancy of any structures within the plat.

- x. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
- y. Public rights-of-way or private tracts shall contain all street elements including paving, curbing, gutters and pedestrian buffer strips or swales in accordance with the City of Spokane Design Standards or as detailed in an approved Design Variance.

16. Per Section 17H.010.180 Sidewalks:

- z. In steep, hillside areas, where development occurs only on one side of the street, sidewalk may be omitted from one side in accordance with SMC 17H.010.110. However, it must be demonstrated that the segment to be omitted is not a critical link in the sidewalk system.
- aa. All sidewalks shall be designed and constructed in accordance with the city's design standards, standard plans and specifications.

17. Per Section 17H.010.190 Pedestrian Buffer Strips:

- bb. The width and type of pedestrian buffer strip for each street shall comply with the requirements of the comprehensive plan and the city's design standards.
- cc. Planted strips are required on residential local access streets.
- dd. In situations where a separation between the sidewalk and the street is constrained by topography, narrow right-of-way, or existing development, a variance from this standard may be granted by the director of engineering services.
- ee. In cases where sidewalk has been omitted on one side of the street, the pedestrian buffer strip may also be omitted on that side.

18. Addresses must be shown on the final plat.

Planning Department:

19. The new Inland Empire Way alignment right-of-way will need to be dedicated to the City prior to authorization to print and sign the final plat.

20. Street trees are required along all residential streets pursuant to 17C.200.040 and 17C.200.050. This requirement will continue to apply to streets for which engineering had approved a variance to eliminate sidewalks (and associated planter strips) on one side of the street.

- a. Street trees and landscaping not associated with a lot intended for residential development should be landscaped as part of the engineering "PDEV" permit process and any approved phasing.
- b. Compliance with street tree requirements and landscape standards associated with 17C.200 and 17C.111 for individual lots will be verified prior to approval of Certificate of Occupancy for future new homes.
- c. Where street trees cannot be installed due to conflicts with utilities or lack of public right of way for street trees, Urban Forestry may require that a fee in lieu of planting paid or enter into another agreement, as applicable, related to street trees.

21. Submittals for construction activities will need to demonstrate how requirements under 17E.040.100 - Geologically Hazardous Areas, general performance standards are being met for those elements placed in geologically hazardous areas and associated buffers.
22. Any tracts within the plat boundaries shall be permanently maintained by and conveyed to a homeowners' or property owners' association (or similar organization) as regulated by state law as per 17G.070.030(E). This will need to be completed prior to final approval of the long plat.
23. 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.
24. The final plat shall include the signatory statements as prescribed in SMC 17G.080.040(G)(2) and the Hearing Examiner signatory statement found in 17G.080.050(h)(2).

Fire:

25. North access will need to be maintained at all times for fire apparatus access.
26. North access will need to have an approved surface approved for the weight of the responding fire apparatus.
27. North access will need "No Parking – Fire Lane" signs on both sides of the access road.
28. Fire hydrant placement will need to comply with the International Fire Code, with local amendments.

Avista (from Manufactured Home Park/PUD proposal Z20-184PPUD):

29. Avista serves the area with both gas and electric distribution. Currently both parcels are subject to easements for the distribution and/or service lines and poles that lie on or across subject parcels. Any costs associated with the relocation of poles, wires or any other appurtenances will be at the cost of the owner/developer. This e-mail (email dated 11/25/2020) does not guarantee the ability to realign said facilities, and is for informational purposes only.

WA Dept of Archeology and Historic Preservation & Spokane Tribe of Indians:

30. An inadvertent discovery plan (IDP) is to be implemented into the scope of work prior to ground disturbing activities.

Spokane County Public Works – Traffic and Transportation

31. At this time Spokane County agrees with the assumptions of the City of Spokane and the proponent on the distribution of trips along the Spokane County maintained portion of Marshall Rd. If a future phase changes the distribution of trips along Marshall Rd. Spokane County will require additional traffic information to analyze necessary mitigations.

Statements to be included in the Dedicatory Language on the face of the final development plan/detailed site map:

- A. Only City water and sanitary sewer systems shall serve the plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.
- B. Ten-foot utility easements as shown here on the described plat are hereby dedicated to the City and its permittees for the construction, reconstruction, maintenance, protection,

inspections and operation of their respective facilities together with the right to prohibit structures that may interfere with the construction, reconstruction, reliability and safe operation of the same.

- C. Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to and accepted by Development Services prior to the issuance of any building and/or grading permits.
- D. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system and connected to a public or private water system, complying with the requirements of the Development Services and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.
- E. All parking areas and driveways shall be hard surfaced. All new or modified driveway locations will need to be reviewed and approved prior to construction.
- F. All Stormwater and surface drainage generated on-site must be disposed of on-site in accordance with chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, and City Design Standards. A surface drainage plan shall be prepared for each lot and shall be submitted to the City of Spokane Development Service Center for review and acceptance prior to the issuance of a building permit on said lot.
- G. With respect to any increased stormwater flows accruing as a result of any development, each property owner, on its own behalf and the behalf of its successors in interest, fully accept without reservation, the obligation to obstruct and artificially contain and collect all natural or artificially generated or enhanced drainage flows across or upon said owner's property. The purpose of this requirement is to avoid causing or potentially contributing to flooding, erosion, or stormwater loads on other private or public properties and the public sewer systems.
- H. The City of Spokane is not a guarantor of public improvements with respect to protection of property from flooding or damage from stormwater, excessive groundwater levels, soil erosion, movement or related risks. Notwithstanding any other provision, no special duty or obligation of the City to any identifiable person or class pursuant to this Chapter shall ever be deemed to be created, and any duty nonetheless deemed created shall be exclusively to the general public (SMC 17D.060.210).
- I. The water system shall be designed and constructed in accordance with City Standards. A pressure of 45 psi minimum at the property line is required for service connections supplying domestic flows. Pressures shall not drop below 20 psi at any point in the system during a fire situation. Pressures over 80 psi will require that pressure relief valves be installed at the developer's expense.
- J. All drainage easements shown hereon shall be maintained by the property owner of the underlying lots. Any re-grading of the lots shall not alter the drainage of such facilities. The property owner shall maintain the drainage swales with a permanent live cover of lawn turf, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the approved plans. The City of Spokane and its authorized agents are hereby granted the right to ingress and egress to, over, and from all public and private drainage easements and tracts for the purposes of inspection and emergency maintenance of drainage swales and other drainage facilities. The property owner or his/her representative shall inform

each succeeding purchaser of all drainage easements on the property and his/her responsibility for maintaining drainage facilities within said easements.

- K. The City of Spokane does not accept the responsibility of maintaining the stormwater drainage facilities on private property nor the responsibility for any damage whatsoever, including, but not limited to, inverse condemnation to any properties due to deficient construction and/or maintenance of stormwater drainage easements on private property.
- L. No building permit shall be issued for any lot in this plat until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC 17D.060 “Stormwater Facilities”, the Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and the Project Engineer’s recommendations, based on the drainage plan accepted for this final plat, have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to Developer Services for review and acceptance prior to issuance of a building permit.
- M. The development of any below-grade structures, including basements, may be subject to prior review of a geotechnical evaluation for foundation design to determine suitability and effects from stormwater and/or subsurface runoff. The geotechnical evaluation shall be submitted to Developer Services for review and concurrence prior to the issuance of a building permit. It must address the disposal of storm water runoff and the stability of soils for the proposed structure. This evaluation must be performed by a geotechnical engineer, licensed in the State of Washington. It must be submitted to the City Building Department and to Developer Services for review and concurrence prior to issuance of any building permit for the affected structure. An overall or phase-by-phase geotechnical analysis may be performed in lieu of individual lot analyses to determine appropriate construction designs.
- N. All public improvements (street, sewer, storm sewer, and water) shall be constructed to City standards prior to the occupancy of any structures served by said improvements.
- O. No building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer has been provided showing that sanitary sewer and water improvements, constructed to City standards, have been provided to the lot in question.
- P. Slope easements for cut and fill, as deemed necessary by Planning & Development in accordance with City Design Standards, are granted along all public right of ways.
- Q. Street trees and landscaping are required – compliance will be verified prior to approval of Certificate of Occupancy for each new home.
- R. If any archaeological resources, including sites, objects, structures, artifacts, and/or implements, are discovered on the project site, all construction and/or site disturbing activities shall cease until appropriate authorities, agencies, and/or entities have been notified in accordance with Chapters 27.44 and 27.53 RCW.

Exhibits:

- 1. Vicinity Map
- 2. Zoning Map
- 3. Land Use Map

4. Application Documents:
 - a. General Application
 - b. Type III Long Plat Application
 - c. Project Narrative
5. Site Plan Documents
 - a. Preliminary Plat Map (revised August 2025)
 - b. Preliminary Plat Map (revised July 2025)
 - c. Preliminary Plat Map (initial submittal)
 - d. Phasing Plan
6. Technical Documents including:
 - a. Traffic Memo
 - b. Geotechnical Engineering Report
 - c. Geotechnical Engineering Report Addendum
 - d. Proposed Construction Improvement Documents (permit P2301069PDEV)
 - e. Proposed Construction Improvement Documents (updated sheets May 2025)
 - f. Drainage Report

The Cultural Resource Survey is not included in exhibits as this is not intended to be a public document.

7. Approved Design Standards Variance – Driveways Separation Variance
 - a. Signed Engineering Variance Form
 - b. Planning Director Approval
 - c. Driveway Variance Exhibits
8. Critical Areas Checklist
9. SEPA Checklist
 - a. SEPA Checklist updated Aug 19, 2025 (includes supporting documents/exhibits)
 - b. SEPA checklist (from Z20-184PPUD and MDNS issued June 14, 2022)
10. Mitigated Determination of Non-significance (MDNS)
 - a. MDNS – Adoptions of Existing Document – Issued 10/08/25
 - b. MDNS – Notice of Application – Issued 09/15/25
 - c. MDNS (associated with Z20-184PPUD) – Issued 06/14/22
11. Request for Agency Comments including (RFC) – three RFCs:
 1.
 - 3rd RFC
 - a. Request for Comments – 3rd Request (planning engineering only)
 - b. Technically Complete Letter with all agency comments and conditions.
 - i. Melissa Owen – City of Spokane Planning, incorporated into letter
 - ii. Joellie Eliason – City of Spokane Engineering Comments
 - c. Applicant Response to Request for More Information (RFC no. 2)
 2.
 - 2nd RFC
 - a. Request for Comments – 2nd Request (planning engineering only)
 - b. Request for additional information letter (revision review no. 1)
 - i. Melissa Owen – City of Spokane Planning, incorporated into letter
 - ii. Dave Kokot – City of Spokane Fire Prevention Engineer, email 07/07/25
 - iii. Joellie Eliason – City of Spokane Engineering, 08/11/25
 - iv. Beryl Fredrickson – Integrated Capital Management (utilities), email 07/08/25
 - v. Greg Figg – WSDOT, email 07/08/25

- vi. Randy Abrahamson - Spokane Tribe of Indians, email 07/07/25
 - c. Applicant Response to Request for More Information (RFC no. 1, Initial Review)
- 3.
- RFC – Initial Review
- a. Request for Comments
 - b. Request for additional information letter with Dept. and Agency Comments:
 - i. Melissa Owen – City of Spokane Planning, incorporated into letter
 - ii. Russ Zhuk – City of Spokane Building, email 06/13/25
 - iii. Duane Studer, City of Spokane Water, email 06/17/25
 - iv. Joelie Eliason – City of Spokane Engineering, memo 07/03/25
 - v. Dave Kokot – City of Spokane Fire Review, email 06/23/25
 - vi. Greg Figg, WSDOT, emails 07/01/25 and 07/03/25
 - vii. Department of Ecology, letter dated 06/27/25
 - viii. Spokane Tribe of Indians, letter dated 06/30/25
12. Combine Notice of Application, SEPA and Hearing:
- a. Public Comments
 - i. Doris Stragier comment letter dated 09/28/25
 - b. Agency Comments (submitted during public comment period)
 - i. Fairchild Air Force Base, email 09/23/25
 - ii. Dept. of Archeology and Historic Preservation (DAHP), letter dated 10/01/25
 - iii. WA Dept. of Ecology, letter dated 10/02/25
 - c. S. Marshall Rd Correspondence (fire and Spokane County Conditions of Approval)
 - i. Lance Dahl, Deputy Chief Fire Prevention Fire Marshall
 - ii. Whipple Consulting Engineering – Marshall Rd Letter
 - iii. Clint Harris, City of Spokane Steets
 - iv. Inga Note, City of Spokane ICM Transportation
 - v. Dave Istrate, Spokane County Public Works, Traffic and Transportation
 - d. Notice Documents
 - i. Public Notice/Sign/Posting/Mailing Instructions
 - ii. Public Notice Letters (Application and SEPA notice of Applications) with Map
 - iii. Occupant Notice Letters X2 (updated letters for Medo Mist)
 - iv. Newspaper Notice Content
 - v. Notification District Parcel List
 - e. Affidavits:
 - i. Affidavit for Sign, Public Posting, Individual notice
 - ii. Email Notice to Neighborhood Councils
 - iii. M. Owen affidavit for City Hall Postings
 - iv. Newspaper Affidavits and Copies of Notices
13. Community Meeting Documents:
- a. Notification Map Application
 - b. Public notice sign/posting/mailling instructions (including map, parcel list, notice letter and affidavits)
 - c. Applicant Community Meeting Package including:
 - i. Affidavits – individual, public, sign removal
 - ii. Public Notice Letter
 - iii. Meeting Audio Recording Link
 - iv. Meeting Sign in sheet
 - v. Preliminary Plat Map Pages presented at Community Meeting

- vi. Notification Map
 - vii. Community Meeting Sign images
 - viii. Community Meeting Audio Transcript
 - d. Public Comment submitted to City
14. Pre-Development Final Comments