

Exhibit 11 – Request for Agency Comments including (RFC):

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 Comments
 - 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

- d. Request for Comments
- e. 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. Joellie 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

Exhibit 11 - RFC No. 3: 1.a.Request for Comments – 3rd Request

REQUEST FOR COMMENTS

Latah Glen Residential Preliminary Long Plat

3rd Request for Comments

FILE NO. Z25-371PPLT

Date: August 21, 2025

To: City Planning and Engineering

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 ***2nd Request***

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

Applicant/Agent: Clifton Trimble – Storhaug Engineering
510 E. 3rd 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. September 2, 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 currency; 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

- Planning & Development, Attn: Eldon Brown**
- Planning & Development, Attn: Mike Nilsson**
- Planning & Development, Attn: Planning Review
- Planning & Development, Attn: Joeline Eliason

REQUEST FOR COMMENTS

FILE No.: Z25-371PPLT

COMMENTS: (Use additional sheets if necessary)

Authorized Signature

Department or Agency

Date

Concurrency
Passed/Failed

Exhibit 11 - RFC No. 3: 1.b. Technically Complete Letter

September 11, 2025
Storhaug Engineering
C/O Clifton Trimble on behalf of Latah Glen, LLC.
510 E 3rd Ave.
Spokane, WA 99201

RE: Review of File # Z25-371PPLT

Dear Mr. Nascimento:

After review of the above described application, it has been determined to be technically complete according to Spokane Municipal Code (SMC) 17G.061.120, Determination of a Complete Application.

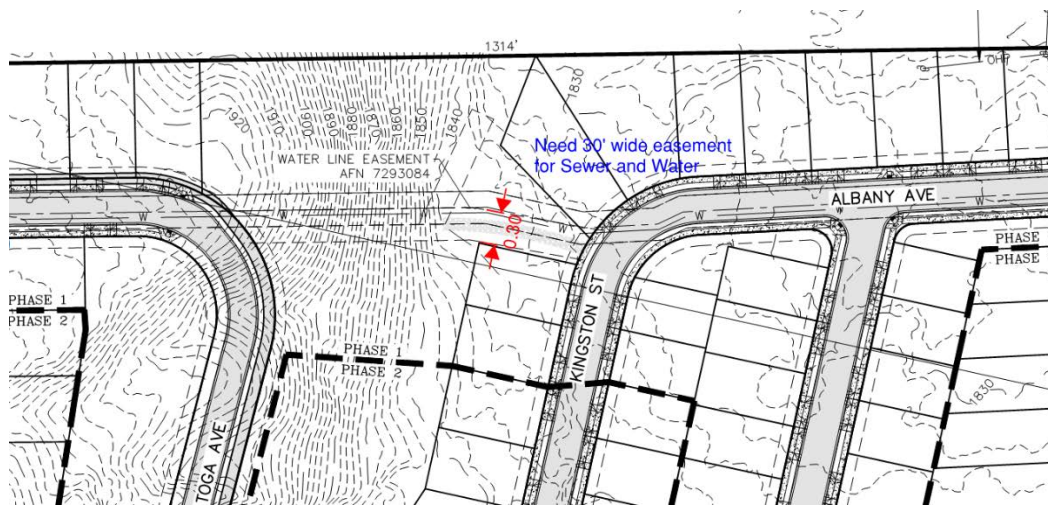
The below detail is a compilation of applicable conditions and general comments received during the agency review process. Items in **red** below were received from engineering during their last review.

Building (email June 13, 2025, enclosed) **General Comments.**

- i. Some of the parcels identified in the document have slopes over 33%. A site specific Geotech report may be required when building permits are submitted for if the structure(s) are on or within certain distances of the slopes as identified in IRC 403.1.7.
<https://up.codes/viewer/washington/wa-residential-code-2021/chapter/4/foundations#R403.1.7>

Water (email June 17, 2025, enclosed). **Condition of Approval.**

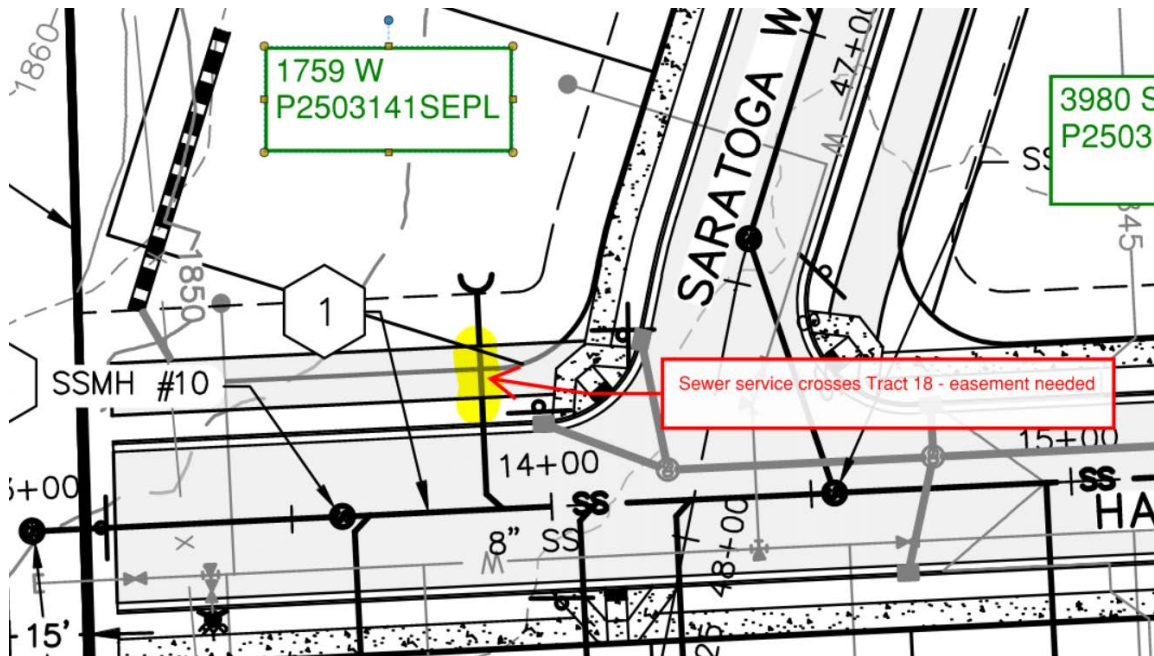
- A. It appears they have left off the utility easement for both water and sewer in parallel from Saratoga to Albany. Easement will need to be 30' wide, not 16' wide, and should be within a utility tract for boundary definition. (M. Owen Note: A new separate easement will need to be recorded and documented on the plat map prior to final plat approval per M. Owen Conversations with Eldon Brown.)



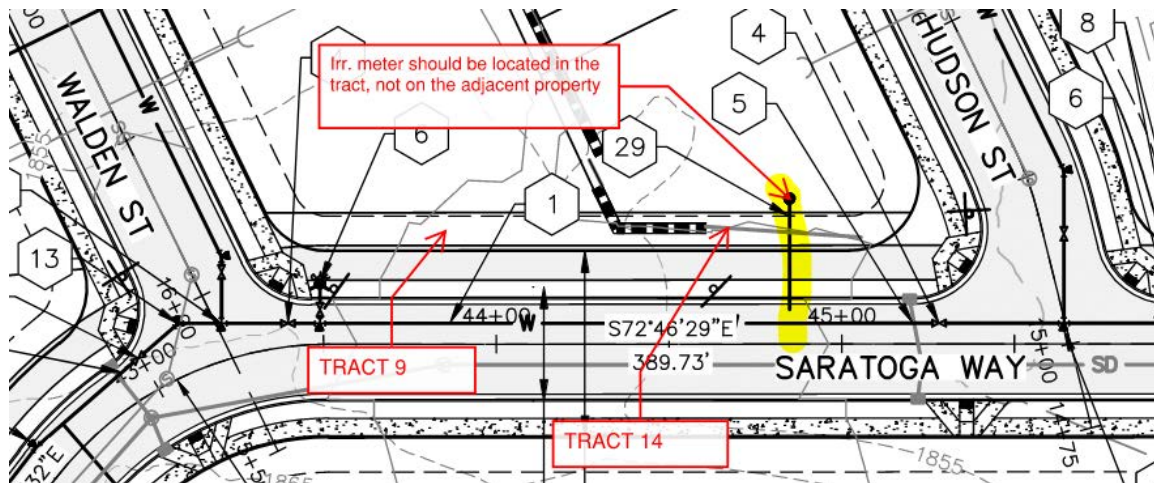
Comments to be addressed prior to FINAL PLAT:

- [illegible]

2. A sewer easement will be required for the proposed sewer connection to Lot 3 Block 16 (see snip below from construction plans).



3. Is it intended for Tract 9 and Tract 14 to share an irrigation meter (see snip below)?



General Comments/Conditions of Approval (no changes from 1st review)

- B. 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.
- C. Easements for utilities, e.g. power, phone, cable, etc., must be shown on the plat.
- D. 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.
- E. Only City of Spokane water shall serve the proposed development. The use of private wells is prohibited.
 - a. The developer will be responsible for all costs associated with design and construction of the water system necessary to serve the proposed project.
 - b. All water systems, whether public or private, shall be designed to City of Spokane Design Standards.
 - c. 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.
 - d. General Facilities Charges, as per Spokane Municipal Code 13.04 shall be applicable to this proposed development.
 - e. 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.
- F. Only City of Spokane sanitary sewer shall serve the proposed development. The use of on-site septic disposal systems is prohibited.
 - a. The developer will be responsible for all costs associated with design and construction of the sanitary sewer system necessary to serve the proposed project.
 - b. All sanitary sewer systems, whether public or private, shall be designed to the City of Spokane standards.
 - c. General Facilities Charges, as per Spokane Municipal Code 13.03 shall be applicable to this proposed development.
- G. 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.
- H. 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.
 - a. Signing and striping plans, where appropriate, shall be included as part of the design submittal.
 - b. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.

- c. 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.
 - d. Garages shall be a minimum of 20 feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
 - e. All parking and maneuvering areas shall be hard surfaced.
 - f. 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.
 - g. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
 - h. 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.
- I. Per Section 17H.010.180 Sidewalks:
- a. 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.
 - b. All sidewalks shall be designed and constructed in accordance with the city's design standards, standard plans and specifications.
- J. Per Section 17H.010.190 Pedestrian Buffer Strips:
- a. 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.
 - b. Planted strips are required on residential local access streets.
 - c. 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.
 - d. In cases where sidewalk has been omitted on one side of the street, the pedestrian buffer strip may also be omitted on that side.
- K. Addresses must be shown on the final plat.

The following statements will be required, at minimum, in the dedication of the final plat (no changes from 1st review):

- 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.

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

Conditions of Approval *(no changes from prior review).*

- L. 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.
- M. 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. Note: Planning and Storhaug had already agreed under the former Manufactured Home Park proposal that planting native species along the open hillside area associated with the stretch of road with no sidewalk or planter strip at a rate consistent with street trees would address the street tree requirement for this stretch of street. Attached is an email regarding this determination.
 - 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.
- N. 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.
- O. The development will continue to be designed and constructed to provide future vehicular and pedestrian connections meeting the City's street standards to Marshall

Road consistent with 17H.010.030, Street Development standards and the prior Final Plat approval. This condition of approval will be verified during engineering/civil plan review and final plat processing. Both vehicular and pedestrian access are to be provided as a condition of approval at the time of Marshall Rd. improvement/paving.

- P. Planning is recommending that any tracts within the plat boundaries 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.
- Q. At time of final plat, planning will verify that all proposed lots continue to meet minimum dimensional requirements found in table 17C.111.205-1 at time of final plat.

Dedications to be added to the final plat.

Please add the following dedication to the final plat dedication page.

- 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.

Note: planning is working on standard dedication language to add to all plats over 2 acres regarding maximum density under the SMC, state allowance of up to 6-units per lot, and threshold triggers related to plat modifications/new applications. Prior to hearing, planning will have a dedication prepared for you to add to the final plat.

The final plat shall include the signatory statements as prescribed in SMC 17G.080.040(G)(2) including the following *(no changes from prior review)*:

- s. Surveyor's certificate, stamp, date and signature, as follows:
"I, _____ registered land surveyor, hereby certify the plat of _____, as shown hereon, is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown and that all non fronting lot corners are set as shown on the plat. Monuments and fronting lot corners shall be set upon completion of the utility and street improvements.
Signed _____(Seal)"
- t. A certification by the city treasurer, as applicable:
"I hereby certify that the land described by this plat, as of the date of this certification, is not subject to any local improvement assessments. Examined and approved, this _____ day of _____, 20__.

City of Spokane Treasurer
- u. The certification of the hearing examiner, on behalf of the city council, as follows:
"This plat has been reviewed on this _____ day of _____, 20__ and is found to be in full compliance with all the conditions of approval stipulated in the Hearing Examiner's approval of preliminary plat # -PPLT.

Hearing Examiner"
- v. The certification by the Planning Director, as follows:
"This plat has been reviewed on this _____ day of _____, 20__ and is found to be in compliance with all the conditions of approval stipulated in the Planning Director's approval of the preliminary plat # -PPLT.

City of Spokane Planning Director”

- w. The certification by the city engineer, as follows:
“Approved as to compliance with the survey data, the design of public works and provisions made for constructing the improvements and permanent control monuments this _____ day of _____, 20__.

City of Spokane Engineer”

- x. The certification by the Spokane county treasurer, as follows:
“I hereby certify that the land described in this plat, as of the date of this certification, is not subject to any outstanding fees or assessments. Examined and approved _____ day of _____, 20__.

Spokane County Treasurer”

- y. The certification by the Spokane county auditor on each page of the final short plat including the time, date, book, and page number of the recording of the final mylar.
z. Signature of every owner (including any Deed Holder Beneficiaries) certifying that:
- a. the plat is made with the free consent and in accordance with the desires of the owners of the land;
 - b. the owners are the owners of the property and the only parties having interest in the land and is not encumbered by any delinquent taxes or assessments;
 - c. the owners adopt the plan of lots, blocks, and streets shown;
 - d. owner dedicates to the City and the City’s permittees the easements shown for utilities and cable television purposes.

General Comments *(no changes from prior review).*

- i. Please make sure that street names on the vicinity map are legible when printed at full size.
- ii. Fencing and signs require a separate permit.
- iii. Landscape plans are required for developments of more than seven thousand square feet of lot area and shall be prepared and stamped by a licensed landscape architect, registered in the state of Washington as per 17C.200.020. In order to ensure consistency with any preliminary long plat approval for the proposed subdivision, it is recommended that required landscape plans for street trees and tracts along with final plat application materials be submitted with any necessary revised engineering plan materials for concurrent review.
- iv. 17E.040.100 - Geologically Hazardous Areas (if/where/when applicable)
 - a. The International Building Code chapter 16, Structural Design, chapter 18, Soils and Foundations, and Appendix J, Grading, as now or hereafter amended, shall be used when activities and uses are proposed within or partly within geologically hazardous areas.
 - b. Please also note that per [Section 17E.040.120](#) Subdivision and Dedication Notice, the division of land in landslide hazard areas is subject to the following:
 - i. Land that is located wholly within a landslide hazard area or its buffer may not be subdivided. Land that is located partially within a landslide hazard area may be subdivided provided that each resulting lot has sufficient buildable area outside of, and will not affect, the landslide hazard.
 - ii. Access roads and utilities may be permitted within the landslide hazard area if the City of Spokane determines that no feasible alternative exists.

- iii. Final subdivisions located within geologically hazardous areas shall contain language in the plat dedication to indicate lots or portions of lots that are affected by geologic hazards. In addition, building setback lines may be drawn on lots, parcels and tracts so as to indicate suitable areas for construction of structures or improvements.
- v. The proposed project phasing will continue to be reviewed during the final plat process.
- vi. Please work with engineering to determine any necessary engineering design variances that are required and will be implemented under a separate engineering "PDEV" permit. See Section 17H.010.020 Design Variance Requests.
 - a. The prior variance for road widths is different than that currently being reviewed for a switch to public streets for this plat along with hillside development.
 - b. A variance will be needed for block lengths longer than 660'.
- vii. A design variance for driveway separation has already been granted for this preliminary plat application.

City of Spokane Fire Prevention Engineer (Dave Kokot email dated July 7, 2025)

Comments received during the initial Agency Request for Comments Period were specific to the engineering "PDEV" permit for Inland Empire Way improvements and are enclosed for reference. The enclosed comments were forwarded to Joel Taylor, the permit manager for the engineering 'PDEV' permit.

Per follow-up email from Dave Kokot on July 7, 2025 (enclosed), conditions of approval from the manufactured home park are still applicable.

Conditions of Approval.

- R. The gate widths in and out of the site (North/Marshall Rd Access) will need to be a minimum of 14' wide.
- S. North access will need to be maintained at all times for fire apparatus access.
- T. North access will need to have an approved surface approved for the weight of the responding fire apparatus.
- U. North access will need "No Parking – Fire Lane" signs on both sides of the access road.
- V. Fire hydrant placement will need to comply with the International Fire Code, with local amendments.

City of Spokane Treasurer:

No new comments from the City Treasurer for this application. Under the prior applications including Preliminary and Final PUD/Manufactured Home Park application, treasury confirmed that there are no LIDs associated with the property (email 05/24/25). Any future final plat application will be routed to Spokane Treasury for sign off.

Integrated Capital Management – City Utilities (email July 8, 2025):

Per email from Beryl Fredrickson, all comments from ICM (relate to City Utilities) that were part of the prior application review can be removed. ICM no longer has any comments (or conditions)

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

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

WSDOT (emails date 07/01/25, 07/03/25, and 07/08/25 enclosed)

SEPA Mitigation updates as of 07/08/25 – see mitigation no. 3 below.

As per email communications from WSDOT, The SEPA mitigation Measure should be updated as shown in the highlighted language below. (M. Owen Note: it is the planning department understanding that SEPA Mitigation no. 1 has been completed and that SEPA Mitigation no. 2 is under construction with a separate engineering “PDEV” permit.)

SEPA MITIGATING MEASURES:

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.*

Department of Ecology (letter dated June 27, 2025, enclosed):

Please review the enclosed letter from Dept of Ecology. The letter is general in nature and includes more information on various programs and registration requirements for drywells and construction stormwater permits. The letter also includes reminders about construction within wetland buffers outside of the plat site which are being addressed under the engineering “PDEV” permit for improvements to Inland Empire Way.

Avista

No new comments from Avista were submitted for this application. M. Owen has requested confirmation that the following general comment still applies to this preliminary plat application.

General Comment.

- aa. 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 does not guarantee the ability to realign said facilities and is for informational purposes only.

WA Dept of Archeology and Historic Preservation (DAHP).

No new comments submitted by DAHP for this application; however, the prior condition of approval from DHAP still applies to this plat application.

Conditional Approval (from prior application/Cultural Resource Survey).

W. Inadvertent Discovery plan into the scope of work.

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

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

Condition of Approval.

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

Considering the need for additional information, the timeline for this application is on hold until the additional information is provided. In accordance with SMC 17G.061.120, the required information must be provided within sixty days from the notification by the department. The applicant may submit a written request for additional time to the director, any time extensions shall be in writing. If the information is not received within 60 days the application and a portion of the fees shall be returned to the applicant in accordance with SMC 08.02.0692. If you have any questions regarding these requirements, feel free to contact me by email or phone. Please make an appointment with me to submit the revised and additional materials.

Sincerely,



Melissa Owen
Assistant Planner
Development Services Center

Attachments:

City of Spokane Dept. Review.

Building, Russ Zhuk, email June 13, 2025

Water, Duane Studer, email June 17, 2025

Dave Kokot, email June 23, 2025, and July 7, 2025

Engineering, memos dated/revised 07/03/25, 08/11/25, 09/08/25

Planning Comments updated for RFC no. 2 and incorporated into this memo

Integrated Capital Management – City Utilities, email 07/08/25

WSDOT email dated 07/01/25, 07/03/25 and follow-up on 07/08/25

WA State Dept. of Ecology Letter dated June 27, 2025

Spokane Tribe of Indians Letter dated June 30, 2025, and clarifying email dated July 7, 2025

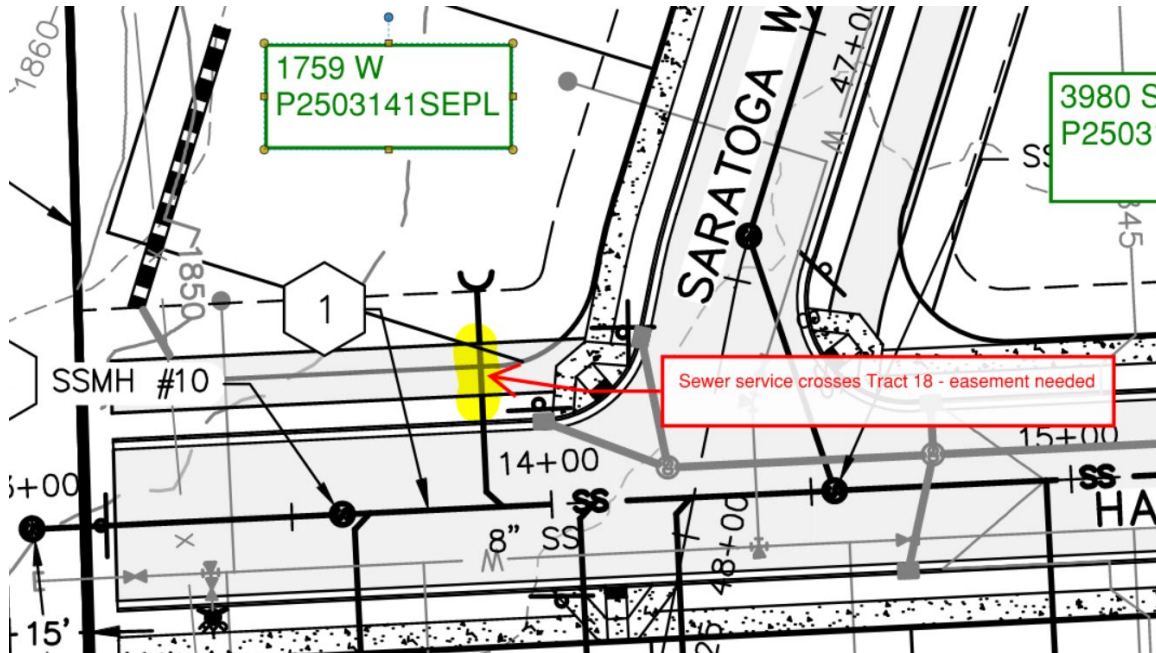
Page 1 of 9

Date: September 3, 2025

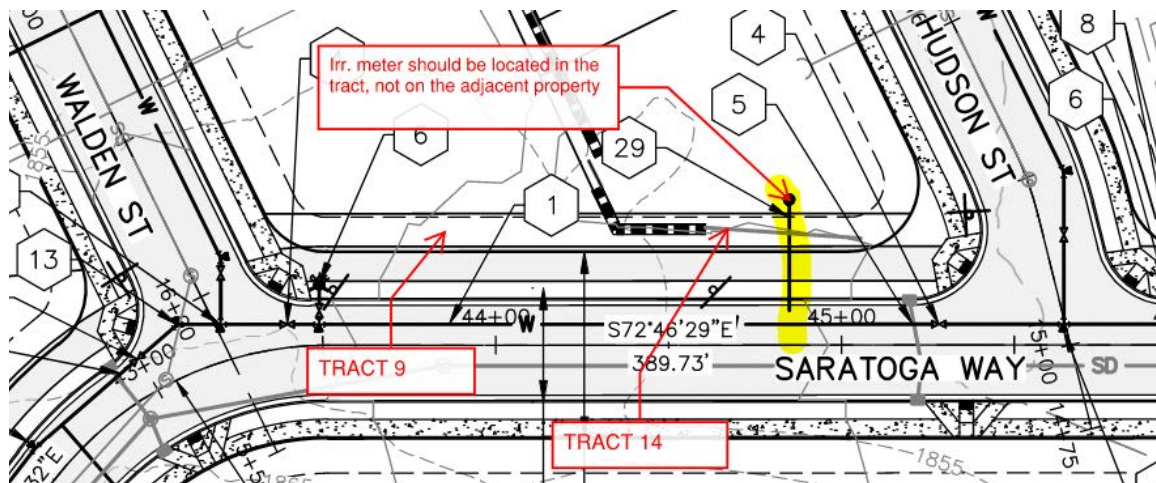
Comments: Latah Glen Residential Preliminary Plat

(Continuation)

2. A sewer easement will be required for the proposed sewer connection to Lot 3 Block 16 (see snip below from construction plans).



3. Is it intended for Tract 9 and Tract 14 to share an irrigation meter (see snip below)?



General Comments (no changes from 1st review)

1. 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.
2. Easements for utilities, e.g. power, phone, cable, etc., must be shown on the plat.

Date: September 3, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

3. 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.
4. Only City of Spokane water shall serve the proposed development. The use of private wells is prohibited.

Date: September 3, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

- a. The developer will be responsible for all costs associated with design and construction of the water system necessary to serve the proposed project.
 - b. All water systems, whether public or private, shall be designed to City of Spokane Design Standards.
 - c. 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.
 - d. General Facilities Charges, as per Spokane Municipal Code 13.04 shall be applicable to this proposed development.
 - e. 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.
5. Only City of Spokane sanitary sewer shall serve the proposed development. The use of on-site septic disposal systems is prohibited.
- a. The developer will be responsible for all costs associated with design and construction of the sanitary sewer system necessary to serve the proposed project.
 - b. All sanitary sewer systems, whether public or private, shall be designed to the City of Spokane standards.
 - c. General Facilities Charges, as per Spokane Municipal Code 13.03 shall be applicable to this proposed development.
6. 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.
7. 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.
- a. Signing and striping plans, where appropriate, shall be included as part of the design submittal.
 - b. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
 - c. 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.

Date: September 3, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

- d. Garages shall be a minimum of 20 feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
- e. All parking and maneuvering areas shall be hard surfaced.
- f. 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.
- g. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
- h. 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.

8. Per Section 17H.010.180 Sidewalks:

- a. 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.
- b. All sidewalks shall be designed and constructed in accordance with the city's design standards, standard plans and specifications.

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

- a. 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.
- b. Planted strips are required on residential local access streets.
- c. 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.
- d. In cases where sidewalk has been omitted on one side of the street, the pedestrian buffer strip may also be omitted on that side.

10. Addresses must be shown on the final plat.

The following statements will be required, at minimum, in the dedication of the final plat:

- 1. 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.

Date: September 3, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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).
9. 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.

Date: September 3, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

10. 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.
11. 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.
12. 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.
13. 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.
14. 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.

Date: September 3, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

15. 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.
16. 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.

cc: Developer Services File
Eldon Brown, P.E., Principal Engineer, Development Services
Adam Hayden, Associate Engineer, Development Services
Mike Nilsson, P.E. Principal Engineer, Development Services
Joel Taylor, Associate Engineer, Development Services
Dalton Kuhn, Senior Engineer, Development Services
Erik Johnson, Engineering Technician IV, Development Services

From: [Kokot, Dave](#)
To: [Owen, Melissa](#)
Cc: [Cravalho, Justin](#)
Subject: RE: Latah Glen Prelim Long Plat - RFC - comments due
Date: Monday, July 7, 2025 6:57:59 AM
Attachments: [image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

These comments still are applicable.

I will be out of the office July 14th-18th, returning July 21st. During this time please contact Justin Cravalho (jcravalho@spokanefire.org) or Assistant Fire Marshal Nathan Mulkey (nmulkey@spokanefire.org) if you have any questions.

David F. Kokot, P.E. | Spokane Fire Department | Principal Fire Protection Engineer
509.625-7056 | fax 509.625.7006 | dkokot@spokanefire.org | spokanefire.org



We enhance your quality of life, always earning your trust, by saving lives, preventing harm and protecting property with compassion and integrity.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Thursday, July 3, 2025 8:28 AM
To: Kokot, Dave <dkokot@spokanecity.org>
Cc: Cravalho, Justin <jcravalho@spokanecity.org>
Subject: Latah Glen Prelim Long Plat - RFC - comments due

Dave,

I wanted to make sure your comments are not changed from the PUD/Manufactured Home Park for the Latah Glen site. Here are the comments from the PUD/Manufactured Home Park project that is substantially the same as the subdivision proposal for development of fee-simple lots for single family development instead of leased spaces for manufactured homes. Since the Marsh Road Access will still be fire access only at this point, I have retained the gate comment from the prior proposal review. I removed the fire pit comment as there is no community building/facility in the plat proposal. Thank you.

Fire Department (same as prior comment letter):

Conditions of Approval:

1. The gate widths in and out of the site (North/Marshall Rd Access) will need to be a minimum of 14' wide.
2. North access will need to be maintained at all times for fire apparatus access.
3. North access will need to have an approved surface approved for the weight of the responding fire apparatus.

4. North access will need “No Parking – Fire Lane” signs on both sides of the access road.
5. Fire hydrant placement will need to comply with the International Fire Code, with local amendments.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



MEMORANDUM

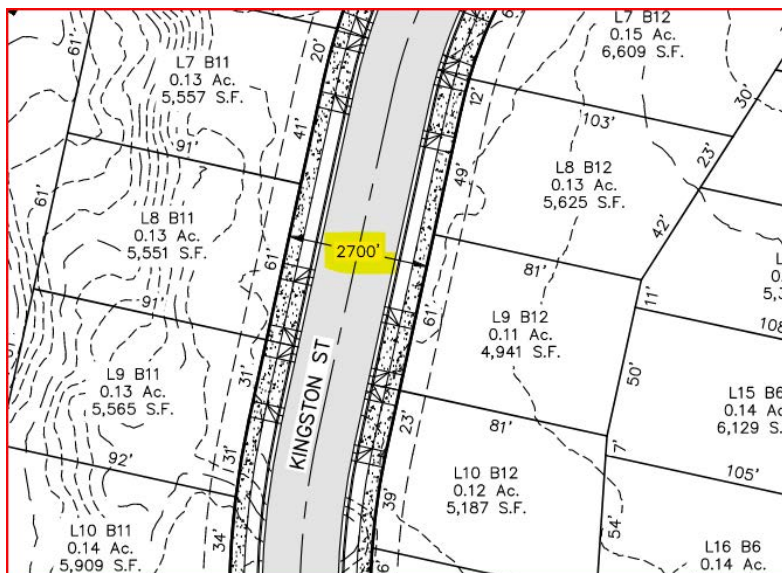


Development Services

DATE: August 11, 2025
TO: Melissa Owen, Assistant Planner
FROM: Joeline Eliason, Engineering Technician IV – Development Services
THROUGH: Eldon Brown, P.E., Principal Engineer – Development Services
File No: Z25-371PPLT
SUBJECT: Latah Glen Residential Preliminary Plat – 2nd Review

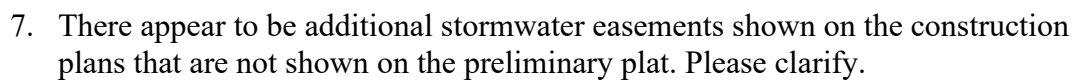
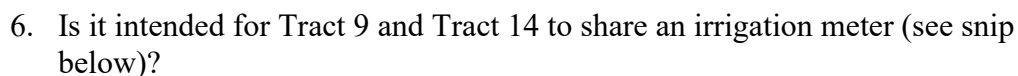
Comment to be addressed prior to technical completion of the preliminary plat:

1. Please correct the minor typo for the right-of-way width on Kingston St on Sheet 3.



2. The information for Lot 5 Block 10 is covered by duplicate text for Tract 12. Please remove from Lot 5 Block 10.
3. Add “TRACT 3” label to sheet 2 for clarity
4. The “PATH EASEMENT” on Lot 3 Block 16 should be better defined so as not to encumber the entire lot with a blanket easement.
5. A sewer easement will be required for the proposed sewer connection to Lot 3 Block 16 (see snip below from construction plans).

(Continuation)



1. 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.

Date: August 11, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

2. Easements for utilities, e.g. power, phone, cable, etc., must be shown on the plat.
3. 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

Date: August 11, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

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.

Date: August 11, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

4. Only City of Spokane water shall serve the proposed development. The use of private wells is prohibited.
 - a. The developer will be responsible for all costs associated with design and construction of the water system necessary to serve the proposed project.
 - b. All water systems, whether public or private, shall be designed to City of Spokane Design Standards.
 - c. 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.
 - d. General Facilities Charges, as per Spokane Municipal Code 13.04 shall be applicable to this proposed development.
 - e. 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.
5. Only City of Spokane sanitary sewer shall serve the proposed development. The use of on-site septic disposal systems is prohibited.
 - a. The developer will be responsible for all costs associated with design and construction of the sanitary sewer system necessary to serve the proposed project.
 - b. All sanitary sewer systems, whether public or private, shall be designed to the City of Spokane standards.
 - c. General Facilities Charges, as per Spokane Municipal Code 13.03 shall be applicable to this proposed development.
6. 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.
7. 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.
 - a. Signing and striping plans, where appropriate, shall be included as part of the design submittal.
 - b. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
 - c. 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.

- d. Garages shall be a minimum of 20 feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
- e. All parking and maneuvering areas shall be hard surfaced.
- f. 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.
- g. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
- h. 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.

8. Per Section 17H.010.180 Sidewalks:

- a. 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.
- b. All sidewalks shall be designed and constructed in accordance with the city's design standards, standard plans and specifications.

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

- a. 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.
- b. Planted strips are required on residential local access streets.
- c. 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.
- d. In cases where sidewalk has been omitted on one side of the street, the pedestrian buffer strip may also be omitted on that side.

10. Addresses must be shown on the final plat.

Date: August 11, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

The following statements will be required, at minimum, in the dedication of the final plat:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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).
9. The water system shall be designed and constructed in accordance with City

Date: August 11, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

- 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.
10. 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.
 11. 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.
 12. 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.
 13. 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

Date: August 11, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

appropriate construction designs.

14. 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.
15. 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.
16. 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.

cc: Developer Services File
Eldon Brown, P.E., Principal Engineer, Development Services
Adam Hayden, Associate Engineer, Development Services
Mike Nilsson, P.E. Principal Engineer, Development Services
Joel Taylor, Associate Engineer, Development Services
Dalton Kuhn, Senior Engineer, Development Services
Erik Johnson, Engineering Technician IV, Development Services

From: [Fredrickson, Beryl](#)
To: [Owen, Melissa](#)
Cc: [Davis, Marcia](#); [Papich, Mark](#)
Subject: RE: Latah Glen Prelim Long Plat comments
Date: Tuesday, July 8, 2025 9:00:28 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Melissa,

Because the transmission main and Latah Glen water service has already been constructed in the field, ICM no longer has any comments. Please remove all comments from ICM. The other comments are unnecessary.

Thanks,

B

Beryl Fredrickson, PE | Senior Engineer
Integrated Capital Management | Washington Water Utility Council Chair

This communication is a public record and may be subject to disclosure as per the Washington State Public Records Act, RCW 42.56.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Monday, July 7, 2025 2:47 PM
To: Fredrickson, Beryl <bfredrickson@spokanecity.org>
Subject: RE: Latah Glen Prelim Long Plat comments

Sounds good. Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Fredrickson, Beryl <bfredrickson@spokanecity.org>
Sent: Monday, July 7, 2025 2:43 PM
To: Owen, Melissa <mowen@spokanecity.org>

Cc: Davis, Marcia <mdavis@spokanecity.org>

Subject: RE: Latah Glen Prelim Long Plat comments

Melissa,

The comments do need to be updated. We have a Utilities for Development meeting tomorrow that Eldon will attend. I have a few questions for him and then I will provide you an update shortly after.

Thanks,

B

Beryl Fredrickson, PE | Senior Engineer
Integrated Capital Management | Washington Water Utility Council Chair

This communication is a public record and may be subject to disclosure as per the Washington State Public Records Act, RCW 42.56.

From: Owen, Melissa <mowen@spokanecity.org>

Sent: Monday, July 7, 2025 11:21 AM

To: Fredrickson, Beryl <bfredrickson@spokanecity.org>; Davis, Marcia <mdavis@spokanecity.org>

Subject: RE: Latah Glen Prelim Long Plat comments

B and Marcia,

The attached email you sent was for the predevelopment conference which is non-binding. I did not receive any comments by the comment deadline for the formal request for comments associated with the Latah Glen Preliminary Plat routing so I was attempting to confirm if the comments from the prior application that was preliminarily approved by the hearing examiner in July 2022 (Latah Glen PUD/Manufactured Home Park Z20-184PPUD) still applied to the proposed change from a PUD/Manufactured Home Park with leased spaces to the plat for fee-simple lots (note, the number of lots is less than the number of leased spaces proposed under the prior application).

Eldon thinks that concurrency should start over, but I wasn't sure how you wanted to deal with that since water improvements have already gone through the property both for the water transmission line and for individual lease spaces/lots under the already approved "PDEV" permits for example. I also believe that sewer has been installed to some degree. Will capacity be reserved/reserved extended? I'm not sure how this works with regard to concurrency where a project was previously approved and then they decided to change the project direction after construction was already underway?

The attachment noted in the draft comments I suggested is a memo provided by IMC for the PUD/Manufactured Home Park proposal. I have attached the memo here for your reference.

Should you need access to other email correspondence from Marcia regarding the prior application I can send those over to you from the 2020 project file.

I just need to know if the comments still apply. If conditions have been met based on the water line project for instance, the comments could be updated as needed. Also, if you could provide any information that is needed about reservation of capacity or new concurrency test to be met that would be great.

Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Fredrickson, Beryl <bfredrickson@spokanecity.org>

Sent: Monday, July 7, 2025 10:58 AM

To: Owen, Melissa <mowen@spokanecity.org>; Davis, Marcia <mdavis@spokanecity.org>

Subject: RE: Latah Glen Prelim Long Plat comments

Melissa,

Thanks for checking in with us to confirm the ICM comments.

Attached are the Latah Glen Final Plat Comments which do not have ICM comments. Are the comments below for something else?

Also, the ICM comments below reference an attachment but I am unsure of what the attachment is referring to. Do you have access to that attachment?

Thanks,

B

Beryl Fredrickson, PE | Senior Engineer
Integrated Capital Management | Washington Water Utility Council Chair

This communication is a public record and may be subject to disclosure as per the Washington State Public Records Act, RCW 42.56.

From: Owen, Melissa <mowen@spokanecity.org>

Sent: Thursday, July 3, 2025 8:14 AM

To: Davis, Marcia <mdavis@spokanecity.org>; Fredrickson, Beryl <bfredrickson@spokanecity.org>

Subject: Latah Glen Prelim Long Plat comments

Marcia and B,

I'm hoping you can confirm that the comments from the Latah Glen PUD/Manufactured Home Park application are still applicable to the new Latah Glen subdivision application for the same site with fewer units proposed.

Would the below be something I could include in a comment letter to the applicant – William Nascimento? If you have an update on these comments, please let me know.

Thank you.

Integrated Capital Management (ICM):

Because capacity has been reserved for this development under the 2020 PUD/Manufactured Home Park record, the following comments continue to apply.

ICM has no comments or concerns with this submittal. The project has 2 options for water service and that the Latah Glen project team acknowledged these options under the prior application.

The following comments **must** be addressed prior to development of the site:

1. ICM agrees with a distribution main in Marshall Road as a solution for water distribution to the Latah Glen project. Latah Glenn Development may choose to wait until Marshall Road Transmission construction is complete and construct a distribution main connecting to the City's system or construct a distribution main in Marshall Road required for only their development site. See Attached ICM Evaluation Memo attached to this letter.

The following comments are general in nature

2. ICM have no concerns for the sewer and stormwater.

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Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



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From: [Figg, Greg J.](#)
To: [Todd Whipple](#); [William Nascimento](#); [Owen, Melissa](#); [Note, Inga](#); [Clarke, Corey J.](#)
Cc: jerry.storhaug@storhaug.com; [Ben Goodmansen](#); [Lee Calkins](#)
Subject: RE: [EXTERNAL] RE: Latah Glen PPLT Z25-371PPLT - Initial Agency Review - Comment Letter (revisions required)
Date: Tuesday, July 8, 2025 4:13:22 PM
Attachments: [image004.png](#)
[image005.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello William and Melissa,

WSDOT and Inga at the city met on this issue. We compared the trip generation rates of a mobile home unit to that of the current proposal of single-family houses. The 100 mobile home units would compare to 60 single family homes. Requiring the updated traffic analysis in condition # 3 below after the 60th unit would be acceptable to WSDOT.

Melissa, sorry about picking the 50-unit number.

Please let me know if you have any questions.

Thanks,

Greg

From: Todd Whipple <toddw@whipplece.com>
Sent: Tuesday, July 8, 2025 11:22 AM
To: William Nascimento <william@lagunacg.com>; Figg, Greg J. <greg.igg@wsdot.wa.gov>; Owen, Melissa <mowen@spokanecity.org>
Cc: jerry.storhaug@storhaug.com; Ben Goodmansen <bgoodmansen@whipplece.com>; Lee Calkins <lee.calkins@storhaug.com>
Subject: [EXTERNAL] RE: Latah Glen PPLT Z25-371PPLT - Initial Agency Review - Comment Letter (revisions required)

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

William,

I think your change made more of a difference that we thought it would, so it would be up to the City to say okay, as the WSDOT does not technically sign off on plats.

Sincerely,
Whipple Consulting Engineers, Inc.

Todd R. Whipple, PE
President

toddw@whipplece.com

[Whipple Consulting Engineers, Inc.](#)

Phone: 509.893.2617 | Fax: 509.926.0227



From: William Nascimento <william@lagunacg.com>

Sent: Tuesday, July 8, 2025 10:57 AM

To: Figg, Greg J. <greg.figg@wsdot.wa.gov>; Owen, Melissa <mowen@spokanecity.org>

Cc: jerry.storhaug@storhaug.com; Ben Goodmansen <bgoodmansen@whipplece.com>; Todd Whipple <toddw@whipplece.com>; Lee Calkins <lee.calkins@storhaug.com>

Subject: FW: Latah Glen PPLT Z25-371PPLT - Initial Agency Review - Comment Letter (revisions required)

NOTE: - This message originated from outside our organization,
Use caution before clicking on links or images, and do not download/open attachments you were not expecting.
If in doubt, confirm first with sender by a method other than email.

Hi, our first phase if 56 lots.

Anyway we can change to the 57th.

William

Direct: +1 (949) 357-9015

SEPA MITIGATING MEASURES

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 100th residential unit. This updated traffic analysis shall evaluate the need for a right turn lane at the intersection of US 195 and Inland Empire Way in the southbound direction. If this right turn lane is deemed necessary, the applicant shall enter into a WSDOT development agreement for the design and construction of this right turn lane with the approval of the **100th-50th residential unit**. As part of the development agreement the applicant can bond for the construction of the turn lane in the next construction season.

From: [Randy Abrahamson](#)
To: [Owen, Melissa](#)
Subject: RE: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat (Two letters received)
Date: Monday, July 7, 2025 7:03:46 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Mellissa

My letter from the THPO office of the Spokane Tribe,

Regards,

Randy Abrahamson
THPO Officer
509/258/4222

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Wednesday, July 2, 2025 5:37 PM
To: Randy Abrahamson <randya@SpokaneTribe.com>
Subject: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat (Two letters received)

Randy,

I am in receipt of a second detailed comment letter from Spokane Tribe – see both the letter received on Monday, June 30 from Victor Ramos as well as the letter you had previously sent me for Latah Glen preliminary plat. I'm wondering if the 1st attachment is intended to replace the letter you sent. This second letter includes recommendations that were not part of the Latah Glen PUD/Manufactured Home Park review a couple years ago and is significantly different than the continued request for an IDP in your letter.

As a reminder the current proposal is to change the PUD/Manufactured Home with lease lots into a subdivision or single-family homes on owned lots (fewer homes are proposed than under the prior application, but the application is essentially the same layout). A cultural resource survey was already completed with the PUD/Manufacture Home Park proposal and concurrence with survey provided by both the Spokane Tribe and DAHP under the prior application. The letter from you acknowledges the prior work.

Thanks for taking a look at this and letting me if your letter or the second letter should be the communications forwarded to the applicant.

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Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: [Development Services Center Building Plans Examiner](#)
To: [Owen, Melissa](#)
Subject: RE: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat
Date: Friday, June 13, 2025 4:28:15 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Hi Melissa,

Some of the parcels identified in the document have slopes over 33%. A site specific Geotech report may be required when building permits are submitted for if the structure(s) are on or within certain distances of the slopes as identified in IRC 403.1.7. Thank you,

<https://up.codes/viewer/washington/wa-residential-code-2021/chapter/4/foundations#R403.1.7>



Russ Zhuk | Certified Plans Examiner | Development Services Center
509.625.6832 | rzhuk@spokanecity.org | my.spokanecity.org

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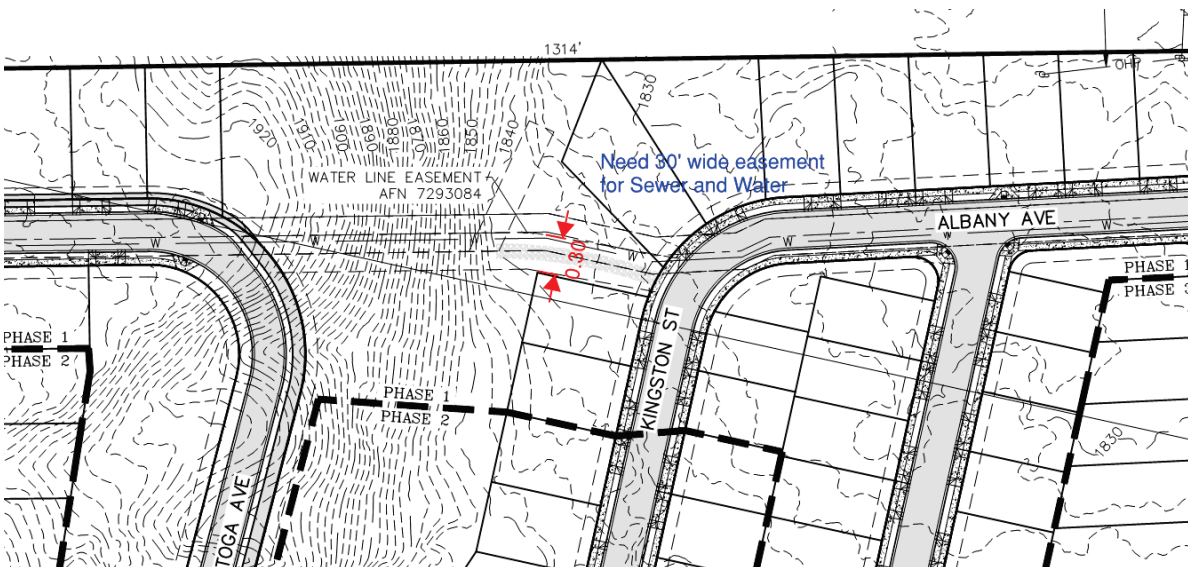


From: Owen, Melissa <mowen@spokanecity.org>
Sent: Friday, June 13, 2025 4:20 PM
To: grandviewthorpe@hotmail.com; latahvalleyinc@gmail.com; latahangmann@gmail.com; Abrahamson, Randy <randya@spokanetribe.com>; Adams, Jonathan R. <jradams@spokanecity.org>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Avista <SpokaneCountyRE@avistacorp.com>; B, Jamie <jamieb@inlandpower.com>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>; Brown, Rich (Cheney SD Operations) <rbrown@cheneysd.org>; Buller, Dan <dbuller@spokanecity.org>; Chanse, Andrew <achanse@spokanecity.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; Coleman, Cindy

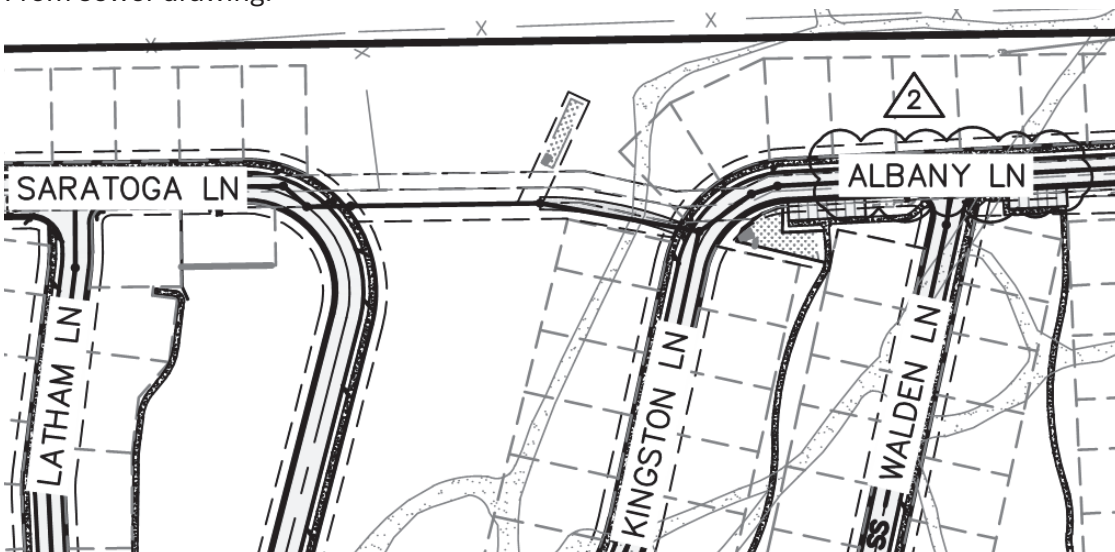
From: [Studer, Duane](#)
To: [Owen, Melissa](#)
Cc: [Nilsson, Mike](#); [Taylor, Joel](#); [Eliason, Joellie](#); [Hanson, Rich](#); [Morris, Mike](#)
Subject: RE: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat (WWM)
Date: Tuesday, June 17, 2025 1:55:33 PM
Attachments: [image005.png](#)
[image006.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Melissa,

It appears they have left off 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.



From sewer drawing.



Thanks,
Duane.

From: Owen, Melissa <mowen@spokanecity.org>

Sent: Friday, June 13, 2025 4:20 PM

To: grandviewthorpe@hotmail.com; latahvalleyinc@gmail.com; latahhangmann@gmail.com; Abrahamson, Randy <randya@spokanetribe.com>; Adams, Jonathan R. <jradams@spokanecity.org>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Avista <SpokaneCountyRE@avistacorp.com>; B, Jamie <jamieb@inlandpower.com>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>; Brown, Rich (Cheney SD Operations) <rbrown@cheneysd.org>; Buller, Dan <dbuller@spokanecity.org>; Chanse, Andrew <achanse@spokanecity.org>; Chesney, Scott <schesney@spokanecity.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; Coleman, Cindy (SPS) <CindyCo@spokaneschools.org>; Corkins, Karen <karen@s3r3solutions.com>; Dahl, Lance <idahl@spokanecity.org>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@spokanecity.org>; Deatrich, Kerry <kdeatrich@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; Development Review Spokane Transit <developmentreview@spokanetransit.com>; Development Services Center Building Plans Examiner <eradsbpe@spokanecity.org>; distrate (dcistrate@spokanecity.org) <dcistrate@spokanecity.org>; DNR Aquatics <dnrreaqualeasingrivers@dnr.wa.gov>; Dobson, Harley <hdobson@spokanecity.org>; Eliason, Joelle <jeliason@spokanecity.org>; Engineering Admin <eraea@spokanecity.org>; Eveland, Marcus <meveland@spokanecity.org>; Fairchild AFB Community Projects <92CES.CEN.CommunityProjCoord@us.af.mil>; Figg, Greg <figgg@wsdot.wa.gov>; Fischer, Timothy <tfischer@spokanecity.org>; Fisher, Matt <MFIS461@ecy.wa.gov>; Forster, Steven (County PubWorks) <sforster@spokanecity.org>; Fredrickson, Beryl <bfredrickson@spokanecity.org>; Garcia, Luis <lgarcia@spokanecity.org>; Gardner, Spencer <sgardner@spokanecity.org>; Geiger, Cara <cgeiger@spokanecity.org>; Gennett, Raylene <rgennett@spokanecity.org>; Greene, Barry <BGreene@spokanecity.org>; Grimm, Kevin <KevinGr@spokaneschools.org>; Hamad, Nicholas <nhamad@spokanecity.org>; Hamlin, Heather <hhamlin@spokanecity.org>; Hanson, Rich <rahanson@spokanecity.org>; Hanson, Tonilee <sajbinfo@gmail.com>; Harris, Clint E. <ceharris@spokanecity.org>; Hayden, Adam <ahayden@spokanecity.org>; Hayes, Meagan <Meagan.Hayes@ecy.wa.gov>; Heitstuman, Kelly <kheitstuman@spokanecity.org>; Historic Preservation <preservation@spokanecity.org>; Hughes, Rick <rhughes@spokanecity.org>; Jeff Lawlor <jeffrey.lawlor@dfw.wa.gov>; Jennings, Brian (STA) <BJennings@spokanetransit.com>; Johnson, Erik D. <edjohnson@spokanecity.org>; Johnson, Jeffrey <jeffrey.johnson.64@us.af.mil>; Jones, Garrett <gjones@spokanecity.org>; Jones, Tammy <TMJones@spokanecity.org>; Jordan, Jess <dale.j.jordan@usace.army.mil>; Kapaun, Megan <mkapaun@spokanecity.org>; Kasey Wilberding <kwilberding@srhd.org>; Katelyn Scott <katy@spokanecity.org>; Kay, Char <kayc@wsdot.wa.gov>; Kincheloe, Melanie <meki461@ecy.wa.gov>; Kokot, Dave <dkokot@spokanecity.org>; Kuhn, Dalton <dkuhn@spokanecity.org>; Lefors, Terri (SPS) <TerriL@spokaneschools.org>; Limon, Tara <tlimon@spokanetransit.com>; Lisa Corcoran <lcorcoran@spokaneairports.net>; Melissa Alofaituli

From: [Owen, Melissa](#)
To: [Kokot, Dave](#); [Taylor, Joel](#)
Cc: [Cravalho, Justin](#)
Subject: RE: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat
Date: Monday, June 23, 2025 8:19:00 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Dave,

Inland Empire Way is being constructed under a separate permit. Revisions to already approved plans are currently being reviewed. I have include Joel Taylor here as he is the project manager for the engineering construction permit.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



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From: Kokot, Dave <dkokot@spokanecity.org>
Sent: Thursday, June 19, 2025 6:42 AM
To: Owen, Melissa <mowen@spokanecity.org>
Cc: Cravalho, Justin <jcravalho@spokanecity.org>
Subject: RE: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat

Inland Empire Way requires “No Parking – Fire Lane” signage on one side of the street. The other streets have widths of 32 feet or more and do not require signage or parking restriction for fire response.

David F. Kokot, P.E. | Spokane Fire Department | Principal Fire Protection Engineer
509.625-7056 | fax 509.625.7006 | dkokot@spokanefire.org | spokanefire.org



We enhance your quality of life, always earning your trust, by saving lives, preventing harm and protecting property with compassion and integrity.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Friday, June 13, 2025 4:20 PM

From: [Brown, Eldon](#)
To: [Owen, Melissa](#)
Cc: [Eliason, Joelle](#)
Subject: RE: Draft comments for Z25-371PPLT Latah Glen Residential
Date: Thursday, July 3, 2025 12:33:01 PM
Attachments: [Latah Glen Residential LP Comments01 ewbrev.docx](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[latah-glen-residential-preliminary-long-plat-plat-map.pdf](#)

Melissa,

I'm forwarding Joelle's comments to the referenced plat for further processing. My only edit is changing the date.

Thanks.

Eldon

Development Services Center is open Monday-Friday, 8 am – 5 pm, in person, [online](#), or over the phone at 509.625.6300



Eldon Brown

City of Spokane | Principal Engineer of Planning and Development Services
509.625.6305 | fax 509.625.6013 | ebrown@spokanecity.org | spokanecity.org



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FOLLOW US

From: Eliason, Joelle <jeliason@spokanecity.org>
Sent: Friday, June 27, 2025 5:24 PM
To: Brown, Eldon <ebrown@spokanecity.org>
Cc: Owen, Melissa <mowen@spokanecity.org>
Subject: Draft comments for Z25-371PPLT Latah Glen Residential

Eldon,

Draft comments for the 1st review of the Latah Glen Residential Long Plat are attached for your review.

Thank you,



MEMORANDUM



Development Services

DATE: ~~June 27~~ July 3, 2025
TO: Melissa Owen, Assistant Planner
FROM: Joeline Eliason, Engineering Technician IV – Development Services
THROUGH: Eldon Brown, P.E., Principal Engineer – Development Services
File No: Z25-371PPLT
SUBJECT: Latah Glen Residential Preliminary Plat – 1st Review

Comment to be addressed prior to technical completion of the preliminary plat:

1. Please provide the right-of-way width on all the streets on sheets 2 and 3.
2. Please update the street names as follows on all sheets:
 - a. Latham **Ct**
 - b. Saratoga **Way**
 - c. Hartford **St** (sheet 4)
3. Dimension and label the Utility and Access Easement for the water and sewer main through Tract 4 and Tract 14. The easement is 30' and should be labeled as "Utility and Access Easement" instead of "Water Line Easement".
4. Label and dimension the stormwater easement in Tract 4.
5. Please clarify the naming of the section of road at the entrance of the plat. Is it Hudson Street or Albany Avenue?
6. Please label the 10' utility easement along the front of the lots.
7. Please provide a list of the tracts, their intended uses (e.g. stormwater, open space, etc.), and intended ownership (privately owned and maintained or dedicated to the city).
8. It appears the 10' asphalt path encroaches Lot 8 Block 10. If so, please provide an easement for the path on the lot.
9. There appear to be additional stormwater easements shown on the construction plans that are not shown on the preliminary plat. Please clarify.
10. Please provide bearings and distances on the plat boundary.

Date: ~~June 27~~July 3, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

General Comments

1. 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.
2. Easements for utilities, e.g. power, phone, cable, etc., must be shown on the plat.
3. 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.

Date: ~~June 27~~July 3, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

- 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

Date: ~~June 27~~July 3, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

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.

4. Only City of Spokane water shall serve the proposed development. The use of private wells is prohibited.
 - a. The developer will be responsible for all costs associated with design and construction of the water system necessary to serve the proposed project.
 - b. All water systems, whether public or private, shall be designed to City of Spokane Design Standards.
 - c. 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.
 - d. General Facilities Charges, as per Spokane Municipal Code 13.04 shall be applicable to this proposed development.
 - e. 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.
5. Only City of Spokane sanitary sewer shall serve the proposed development. The use of on-site septic disposal systems is prohibited.
 - a. The developer will be responsible for all costs associated with design and construction of the sanitary sewer system necessary to serve the proposed project.
 - b. All sanitary sewer systems, whether public or private, shall be designed to the City of Spokane standards.
 - c. General Facilities Charges, as per Spokane Municipal Code 13.03 shall be applicable to this proposed development.
6. 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.
7. 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.
 - a. Signing and striping plans, where appropriate, shall be included as part of the design submittal.

- b. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
 - c. 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.
 - d. Garages shall be a minimum of 20 feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
 - e. All parking and maneuvering areas shall be hard surfaced.
 - f. 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.
 - g. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
 - h. 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.
8. Per Section 17H.010.180 Sidewalks:
- a. 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.
 - b. All sidewalks shall be designed and constructed in accordance with the city's design standards, standard plans and specifications.
9. Per Section 17H.010.190 Pedestrian Buffer Strips:
- a. 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.
 - b. Planted strips are required on residential local access streets.
 - c. 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.
 - d. In cases where sidewalk has been omitted on one side of the street, the pedestrian buffer strip may also be omitted on that side.

Date: ~~June 27~~July 3, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

10. Addresses must be shown on the final plat.

The following statements will be required, at minimum, in the dedication of the final plat:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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

Date: ~~June 27~~July 3, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

- nonetheless deemed created shall be exclusively to the general public (SMC 17D.060.210).
9. 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.
 10. 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.
 11. 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.
 12. 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.
 13. 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

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Comments: Latah Glen Residential Preliminary Plat

(Continuation)

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.

14. 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.
15. 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.
16. 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.

cc: Developer Services File
Eldon Brown, P.E., Principal Engineer, Development Services
Adam Hayden, Associate Engineer, Development Services
Mike Nilsson, P.E. Principal Engineer, Development Services
Joel Taylor, Associate Engineer, Development Services
Dalton Kuhn, Senior Engineer, Development Services
Erik Johnson, Engineering Technician IV, Development Services

From: [Owen, Melissa](#)
To: [William Sinclair](#); [Luke Engell](#)
Subject: FW: Latah Glen - street tree requirement
Date: Wednesday, October 16, 2024 3:09:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Will and Luke,

This is just a quick FYI to let you know that Spencer has agreed with the below solution for street trees adjoining the steep slope on Saratoga. I have saved his response to the project file for future reference as needed. I should get to the alternative language regarding private streets and street trees tomorrow. Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Owen, Melissa
Sent: Tuesday, October 15, 2024 2:36 PM
To: Gardner, Spencer <sgardner@spokanecity.org>
Cc: William Sinclair <william.sinclair@storhaug.com>; Luke Engell <luke.engell@storhaug.com>
Subject: Latah Glen - street tree requirement

Spencer,

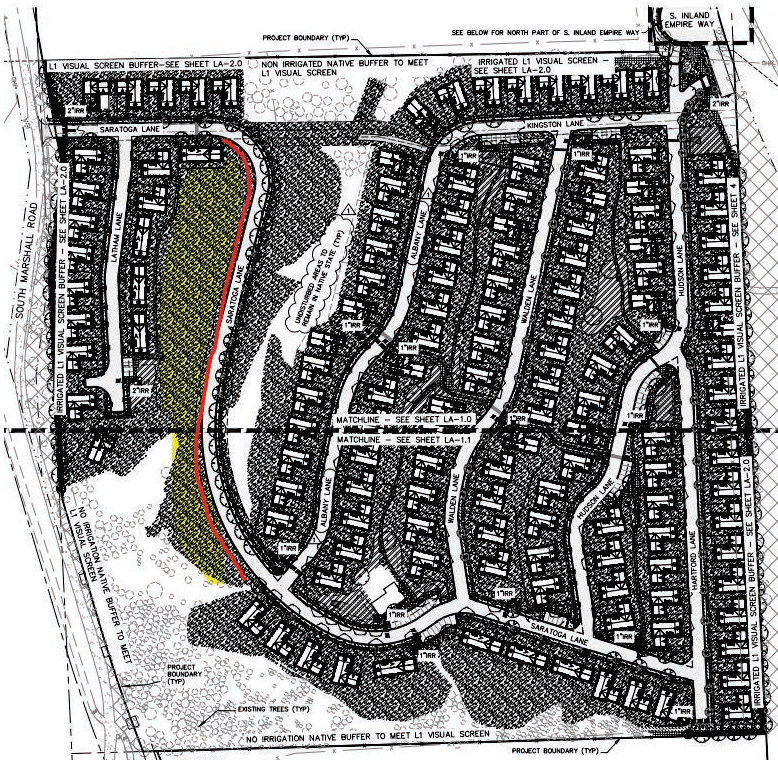
I am reaching out to you regarding street tree requirements for Latah Glen. The decision includes a requirement that street trees are located on both sides of the private streets regardless of engineering approval of hillside development standards for the streets.

There is a section of the proposal where street trees behind the curb may not be a good idea – the slopes and stormwater requirements would be a challenge to maintaining trees in good health and may impact the stormwater solution being constructed. See the image below for the area of concern.

As an alternative, both the project team and I (as the project manager) would like to consider the addition of small native species (Poderosa Pine and/or other native evergreen trees) in a number that is consistent with the opposite side of Saratoga but spread across the hillside where planting of “street trees” will be a challenge (planting in highlighted area of the image below). This solution also

matches some early preliminary Latah Glen PUD/Manufactured Home Park application documents and provides additional trees while taking into consideration the steep slope challenges in this area of the project boundaries specifically. The plan would be to plant the small trees at the same time as the hydroseed (with phase I) so that the native hydroseed mix and native evergreen trees can be established at the same time and with irrigation.

*street trees at
- Steep Slope location
ack. to street trees*



Given that the tree requirement was included in the hearing examiner decision I wanted to make sure that this solution was approvable by you before having the Latah Glen project team update their landscape plan.

Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org

From: [Figg, Greg J.](#)
To: [Owen, Melissa](#); [Note, Inga](#)
Cc: [Clarke, Corey J.](#)
Subject: RE: [EXTERNAL] FW: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat
Date: Thursday, July 3, 2025 2:05:39 PM
Attachments: [image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello Melissa,

I agree that this condition is met in item #1. Inga had put the table below together for housekeeping. The numbers for this current proposal would change to 19AM and 12PM peak hour trips. The condition we would need retained is the one that deals with the right turn lane analysis that was at 100 mobile home units that would change to after 50 single family units when it would have to be evaluated. Hope this helps.

Greg

16th/US 195 Turn Restriction Trip Tracking

	AM	PM
Estimated Trips Mitigated with Turn Restriction	53	20
Actual Trips Mitigated with Turn Restriction	58	93
<i>Latah Glen (SF plat)</i>	-19	-12
<i>Greens at Meadowlane Ph 1</i>	-5	-3
<i>Greens at Meadowlane Ph 2</i>	-5	-3
Crystal Ridge	-7	-3
Beard Addition	-5	-3
Remaining Balance	17	69

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Thursday, July 3, 2025 1:12 PM
To: Figg, Greg J. <greg.figg@wsdot.wa.gov>; Note, Inga <inote@spokanecity.org>
Cc: Clarke, Corey J. <corey.clarke@wsdot.wa.gov>
Subject: RE: [EXTERNAL] FW: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat

Greg,

Sorry, one follow-up for you. Do I need to update the trips in SEPA mitigation no. 1 to address the increased trips in the mitigation item or since the required contribution has been met is this a moot point? The SEPA items is copied below. As I mentioned previously, I plan to identify that SEPA item no. 1 is completed and that SEPA item no. 2 regarding improvements to S. Inland Empire Way is in progress under a separate permit and that work will need to be completed prior to final plat approval. Thank you.

1. Per the traffic analysis, vehicular traffic from this project is expected to add 13 AM trips and 5 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.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



FIND US



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From: Figg, Greg J. <greg.figg@wsdot.wa.gov>

Sent: Wednesday, July 2, 2025 2:49 PM

To: Owen, Melissa <mowen@spokanecity.org>; Note, Inga <inote@spokanecity.org>

Cc: Clarke, Corey J. <corey.clarke@wsdot.wa.gov>

Subject: RE: [EXTERNAL] FW: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello Mellisa,

We would like to retain the language about the right turn lane at Inland Empire Way being re-evaluated for need. It was at the 100 unit of the mobile home park, which would equate to about 50th single family home given the higher trip generation rate. Any chance you could send me the original condition so I could re-write it.

Thanks,

Greg

From: Owen, Melissa <mowen@spokanecity.org>

Sent: Tuesday, July 1, 2025 5:35 PM

To: Figg, Greg J. <greg.figg@wsdot.wa.gov>; Note, Inga <inote@spokanecity.org>

Subject: [EXTERNAL] FW: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Greg and Inga.

Do either of you have comments for WSDOT or the City on the Latah Glen Preliminary Long Plat proposal or do the conditions associated with the former application under the Latah Glen PUD/Manufacture Home Park continue to address requirements associated with traffic impacts for the single-family homes on fee-simple lots (instead of manufactured home on lease lots).

Are there any revisions you would like to request to the [Traffic Memo](#) submitted for this platting action? Thank you.

Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Owen, Melissa

Sent: Friday, June 13, 2025 4:20 PM

To: grandviewthorpe@hotmail.com; latahvalleync@gmail.com; latahhangmann@gmail.com;

Abrahamson, Randy <randya@spokanetribe.com>; Adams, Jonathan R. <jradams@spokanecity.org>;
Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

June 27, 2025

Melissa Owen
City of Spokane, Development Services Center
808 W Spokane Falls Blvd
Spokane, WA 99201-3329

Re: Latah Glen Residential Preliminary Long Plat
File# Z25-371PPLT, Ecology SEPA# 202502523

Dear Melissa Owen:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) Pre-Threshold Consultation for the **Latah Glen Residential Preliminary Long Plat** proposal. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

Hazardous Waste & Toxics Reduction Program

Alex Bergh, (509) 385-5539, alexandra.bergh@ecy.wa.gov

Wastes produced during construction or remodeling can be dangerous wastes in Washington State. Some of these wastes include: Absorbent material, aerosol cans, asbestos-containing materials, lead-containing materials, PCB-containing light ballasts, waste paint, waste paint thinner, sanding dust and treated wood.

The [Construction and demolition](#) website has a more comprehensive list and links to help identify and designate your wastes.

Responsibility for construction waste generated at a facility is the responsibility of the facility that generates the waste. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste. Information about how to sample and what to test for can be found at the above linked website.

Melissa Owen

June 27, 2025

Page 2

Shorelands & Environmental Assistance Program

Mindi Sheer, (509) 601-9546, mindi.sheer@ecy.wa.gov

Assure that construction or other project activities within the buffer of the delineated wetland to the north of this parcel comply with the CAO wetland guidelines. This buffer includes small areas to the west of Inland Empire Way, adjacent to the agreed-upon wetland mitigation.

Water Quality Program

John Bhend, (360) 688-3586, john.bhend@ecy.wa.gov

You must register all dry wells installed to receive stormwater runoff with Ecology's Underground Injection Control Program. Registration must occur 60-days before construction of the drywell. You may access information and online registration at [UIC registration requirements & information - Washington State Department of Ecology](#). In addition, discharge from the well(s) must comply with the ground water quality requirement (non-endangerment standard) at the top of the ground water table.

Chad Sauve, (509) 934-6202, chad.sauve@ecy.wa.gov

Operators of construction sites that disturb one acre or more total area and has, or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology's [Construction Stormwater General Permit](#).

If soil or ground water contamination is known at the site, additional information will be required. The applicant will be required to submit additional studies and reports including, but not limited to, temporary erosion and sediment control plans, a stormwater pollution prevention plan, a site map depicting sample locations, a list of known contaminants with concentrations and depths found and other information about the contaminants.

Application should be made at least 60 days prior to commencement of construction activities. A permit application and related documents are available online.

If you have any questions or would like to respond to these comments, please contact the appropriate program staff listed above. If you have questions about SEPA, please reach out to sepahelp@ecy.wa.gov.

Sincerely,



Katy Moos
Office Assistant
Eastern Region Office



**Spokane Tribe of Indians
Tribal Historic Preservation Office**

Po Box 100 Wellpinit WA 99040

June 30, 2025

To: Melissa Owen, Planner

Re: Z25-371PPLT

Ms. Owen

Thank you for contacting our Spokane Tribe's Historic Preservation Office. We appreciate the opportunity to provide a cultural consult for your project. The intent of this process is to preserve and protect all cultural resources whenever protection is feasible.

After archive research of the project mentioned above, and a cultural survey completed, the Spokane Tribe will concur with the recommendation made in the cultural survey report.

RE: This project will require an inadvertent discovery plan (IDP) implemented into the scope of work and onsite at all times.

With this letter this project may move forward.

However, if any artifacts or human remains are found upon inadvertent discovery, this office should be notified immediately and the work in the area cease.

Should additional information become available, or the scope of work changes, our assessment may be revised.

And consider this a positive action that will assist us in protecting our shared heritage.

Sincerely,

Randy Abrahamson
Tribal Historic Preservation Officer.
509/258/4222

August 18, 2025

Melissa Owen; Assistant Planner
City of Spokane Development Services Center
808 W. Spokane Falls Blvd.
Spokane, WA 99201

RE: 25-009 Latah Glen Preliminary Plat Comment Response; City File # Z25-371PPLT

Melissa,

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

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

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

Response: See updated, attached SEPA.

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

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

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

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

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

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

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

Response: Noted.

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

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

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

Response: Noted.

General Comments V, Vi, and Vii:

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

Response: Noted.

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

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

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

Response: Noted.

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

Response: Noted.

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

Response: Noted. Thank you for the acceptance.

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

Fire Department (same as prior comment letter):

Conditions of Approval:

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

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

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

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

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

Response: Noted.

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

Response: Noted. Thank you.

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

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

Response: Noted.

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

Condition #3: *The applicant shall update the traffic analysis prior to the approval of the plans that would allow the occupancy of the ~~100th~~ 60th residential unit. This updated traffic analysis shall evaluate the need for a right turn lane at the intersection of US 195 and Inland Empire Way in the southbound direction. If this right turn lane is deemed necessary, the applicant shall enter into a WSDOT development agreement for the design and construction of this right turn lane with the approval of the ~~100th~~ 60th residential unit. As part of the development agreement the applicant can bond for the construction of the turn lane in the next construction season.*

Response: Noted, per above.

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

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

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

Response: Noted.

Regards



Clifton Trimble, Planner III

Exhibit 11 - RFC NO. 2: 2.a. Request for Comments – 2nd Request

REQUEST FOR COMMENTS

Latah Glen Residential Preliminary Long Plat

2nd Request for Comments

FILE NO. Z25-371PPLT

Date: July 16, 2025

To: City Planning and Engineering

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 ***2nd Request***

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

Applicant/Agent: Clifton Trimble – Storhaug Engineering
510 E. 3rd 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. July 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 currency; 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

- Planning & Development, Attn: Eldon Brown**
- Planning & Development, Attn: Mike Nilsson**
- Planning & Development, Attn: Planning Review
- Planning & Development, Attn: Joeline Eliason

REQUEST FOR COMMENTS

FILE No.: Z25-371PPLT

COMMENTS: (Use additional sheets if necessary)

Authorized Signature

Department or Agency

Date

Concurrency
Passed/Failed

Exhibit 11 - RFC NO. 2: 2.b. Request for additional information letter (revision review no. 1)

REQUEST FOR COMMENTS

Latah Glen Residential Preliminary Long Plat

*****2nd Request for Comments*****

FILE NO. Z25-371PPLT

Date: July 16, 2025

To: City Planning and Engineering

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 ***2nd Request***

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

Applicant/Agent: Clifton Trimble – Storhaug Engineering
510 E. 3rd 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. July 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 currency; 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

- Planning & Development, Attn: Eldon Brown**
- Planning & Development, Attn: Mike Nilsson**
- Planning & Development, Attn: Planning Review
- Planning & Development, Attn: Joeline Eliason

REQUEST FOR COMMENTS

FILE No.: Z25-371PPLT

COMMENTS: (Use additional sheets if necessary)

Authorized Signature

Department or Agency

Date

Concurrency
Passed/Failed

July 14, 2025

Melissa Owen; Assistant Planner
City of Spokane Development Services Center
808 W. Spokane Falls Blvd.
Spokane, WA 99201

RE: 25-009 Latah Glen Preliminary Plat Comment Response; City File # Z25-371PPLT

Melissa,

This letter includes responses to comments received on July 3rd, 2025. Below are the City comments we received referenced in *Italics*, with Storhaug responses to each in ***bold italics***. Please review and provide any questions or needed clarifications.

Regarding the 'Water (email June 17, 2025, enclosed) Condition of Approval'; "It appears they have left off 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. (M. Owen Note: A new separate easement will need to be recorded and documented on the plat map prior to final plat approval per M. Owen Conversations with Eldon Brown.) Response: Completed on updated Preliminary Plat

Regarding the "Engineering Dept. Conditions Required" on page #2, "The following comments need to be addressed before deeming the application technically complete and moving the project onto public notice and hearing". Response: See below responses in bold.

1. Please provide the right-of-way width on all the streets on sheets 2 and 3. ***Response: Completed.***
2. Please update the street names as follows on all sheets: ***Response: Completed.***
 - a. Latham Ct
 - b. Saratoga Way
 - c. Hartford St (sheet 4)
3. Dimension and label the Utility and Access Easement for the water and sewer main through Tract 4 and Tract 14. The easement is 30' and should be labeled as "Utility and Access Easement" instead of "Water Line Easement". ***Response: The above referenced WA and SS easements are recorded documents, titled 'Sewer Line and Access Easement' and 'Water Line Easement', and need to be referenced as such. Any newly proposed easements have flexibility in naming.***

4. Label and dimension the stormwater easement in Tract 4. **Response: Completed**
5. Please clarify the naming of the section of road at the entrance of the plat. Is it Hudson Street or Albany Avenue? **Response: Hudson Street is updated on entrance of preliminary plat exhibit.**
6. Please label the 10' utility easement along the front of the lots. **Response: See 10' UE note in the Plat Legend referencing the 10' Utility Easement.**
7. Please provide a list of the tracts, their intended uses (e.g. stormwater, open space, etc.), and intended ownership (privately owned and maintained or dedicated to the city). **Response: Included in the table on the first page of the preliminary plat exhibit.**
8. It appears the 10' asphalt path encroaches Lot 8 Block 10. If so, please provide an easement for the path on the lot. **Response: See updated numbering for said lot, as L3, B16. (L8, B10 is now L3, B16). A label was provided on page 3 for the easement callout for L3, B16. (previously L8, B10).**
9. There appear to be additional stormwater easements shown on the construction plans that are not shown on the preliminary plat. Please clarify. **Response: Stormwater easements on the preliminary plat exhibit now match the construction plans. See updated preliminary plat exhibit.**
10. Please provide bearings and distances on the plat boundary. **Response: Updated on the preliminary plat exhibit. Please note that the bearing distance for the easterly boundary is shown on sheet #2.**

Regarding the "Planning Department (incorporated into this letter, no separate memo)" see responses to items 11 – 15, below. See below responses in bold.

11. Please verify the number of tracts and update the map detail including site data table for the correct number of tracts and tract area (see also comment from engineering regarding detail for the proposed use of each tract). **Response. The site data table has been updated to the correct tract area, the setback information has been removed, and the ownership has been included in the tract data table.**
12. Please update the lot detail and density as needed upon completion of the tract modifications noted above. **Response. Noted. No other changes were made in data table.**
13. Please update the zoning designation in the detached dwelling standards to "Residential 1" from residential single family. **Response. Zoning is updated to 'R1' in the Site Data Table.**
14. To provide the most flexibility to future development, please remove reference to specific setbacks from the plat map page 1 of 4 under Detached Dwelling Standards. Setbacks will be determined by the codes in place at time of permit. **Response. Completed. Setbacks have been removed.**

15. Please update the note on page 1 of 4 to indicate that the property is located in the following critical areas (see Chapter 17E.010 Critical Aquifer Recharge Areas – Aquifer Protection and Chapter 17E.040 Spokane Geologically Hazardous Areas for more details): **Response. The note is updated on sheet 1 of 4.**

a. Critical Aquifer Recharge Area

b. Potentially Hazardous Geology/Erodible Soils

(Completed)

16. Please submit an updated critical areas checklist with current property ownership, current parcel, project description, etc. The checklist is found here. **Response. Shoreline Critical Areas Checklist attached. Also, see the attached 'Latah Glen Grading Sheets' for grading, cut/fill question within.**

17. Verify lots meet minimum dimensional requirements – Lot 1 B6, L1 B8 (Min 40' wide for a depth of 80' per table 17C.111.205-1). **Response: L3, B6, and L2, B6 have been updated on the preliminary plat exhibit. Lots 2 – 9 in Block 14 have also been updated. All other lots in the updated plat have been verified to meet dimensional requirements.**

18. Please provide a rationale for not including whole blocks in the master phasing plan for hearing examiner consideration. It appears that the current phasing plan does not currently meet the basic phasing standard that blocks are wholly contained within any individual phase. See Section 17G.080.050 Subdivisions (Subsection F, Phasing). **Response: To account for phasing, the lots, blocks, and tracts have been renumbered accordingly, per the attached preliminary plat exhibit.**

19. Please update the S. Inland Empire Street alignment shown on the preliminary plat map to match that being reviewed/constructed under a separate engineering "PDEV" permit. **Response: The preliminary plat exhibit matches the Engineering Plans.**

20. Please clarify that parcel 25361.0048 is being provided an access point via the new S. Inland Empire Way road alignment under review and construction with a separate engineering "PDEV" permit. **Response: Response: The ROW in parcel 25361.0004 will provide access to parcel 25361.0048. (See attached Latah Glen Grading Sheets, Sheet 1 of 5 for detail)**

21. Please work with engineering to determine any new engineering design variances that are required and will be implemented under a separate engineering "PDEV" permit. These variances should be completed prior to deeming the application technically complete and moving the project onto public comment and hearing.

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

d. A variance will be needed for block lengths longer than 660'. **Response: Noted, we will look to Development Services to provide for any requests.**

Exhibit 11 - RFC NO. 1: 3.a. Request for Comments (Initial Review)

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. 3rd 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)

Authorized Signature

Department or Agency

Date

Concurrency
Passed/Failed

Exhibit 11 - RFC NO. 1: 3.b. Request for additional information letter (Initial Review)

July 3, 2025
Storhaug Engineering
C/O Clifton Trimble on behalf of Latah Glen, LLC.
510 E 3rd Ave.
Spokane, WA 99201

RE: Review of File # Z25-371PPLT (Initial Agency Review)

Dear Mr. Nascimento:

This letter is to inform you that the application materials for the above-mentioned Preliminary Plat were found to be technically incomplete, based on a review required under Spokane Municipal Code (SMC) 17G.061.120, Determination of a Complete Application. The following comments were received from various departments and agencies.

Building (email June 13, 2025, enclosed)

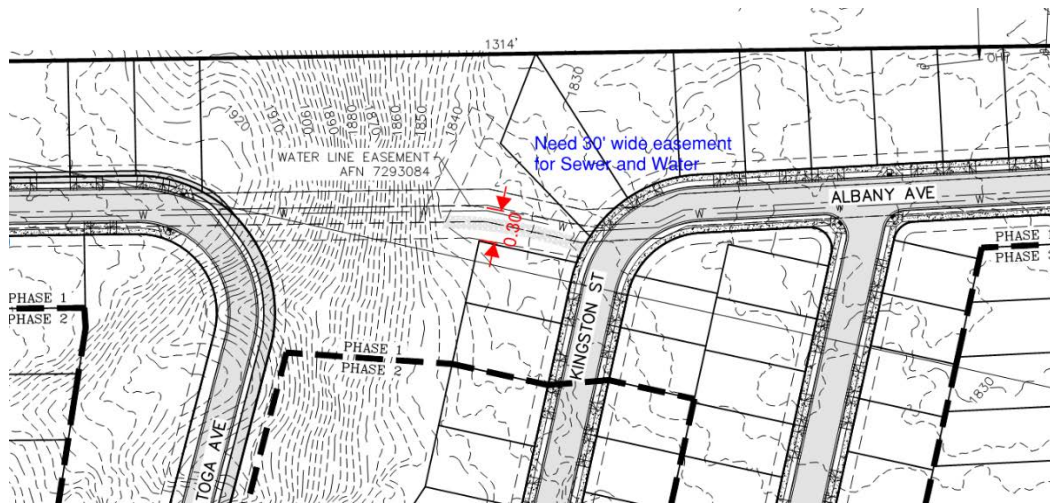
General Comments.

- i. Some of the parcels identified in the document have slopes over 33%. A site specific Geotech report may be required when building permits are submitted for if the structure(s) are on or within certain distances of the slopes as identified in IRC 403.1.7.
<https://up.codes/viewer/washington/wa-residential-code-2021/chapter/4/foundations#R403.1.7>

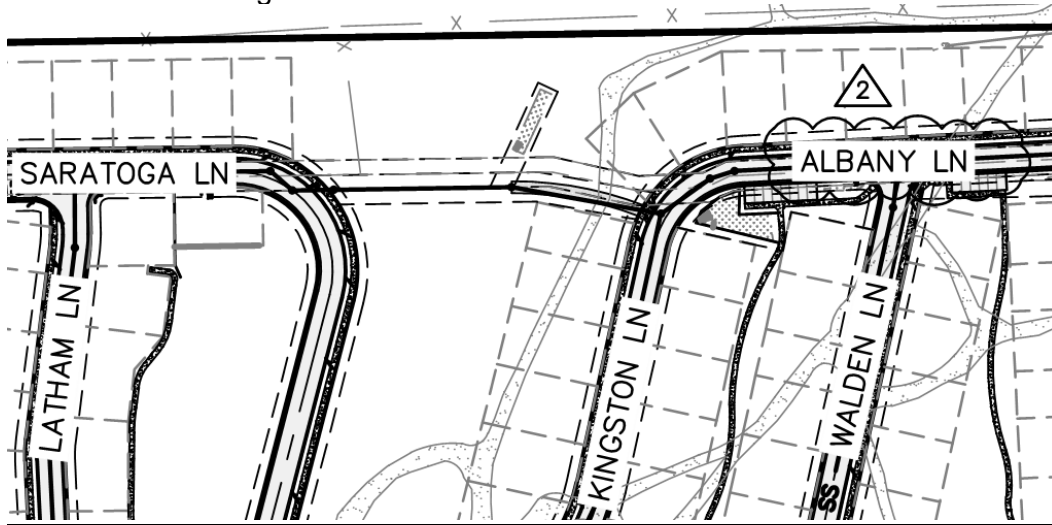
Water (email June 17, 2025, enclosed).

Condition of Approval.

- A. It appears they have left off 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. (M. Owen Note: A new separate easement will need to be recorded and documented on the plat map prior to final plat approval per M. Owen Conversations with Eldon Brown.)



From sewer drawing.



Engineering Dept.

Revisions Required.

The following comments need to be addressed before deeming the application technically complete and moving the project onto public notice and hearing.

1. Please provide the right-of-way width on all the streets on sheets 2 and 3.
2. Please update the street names as follows on all sheets:
 - a. Latham **Ct**
 - b. Saratoga **Way**
 - c. Hartford **St** (sheet 4)
3. Dimension and label the Utility and Access Easement for the water and sewer main through Tract 4 and Tract 14. The easement is 30' and should be labeled as "Utility and Access Easement" instead of "Water Line Easement".
4. Label and dimension the stormwater easement in Tract 4.
5. Please clarify the naming of the section of road at the entrance of the plat. Is it Hudson Street or Albany Avenue?
6. Please label the 10' utility easement along the front of the lots.
7. Please provide a list of the tracts, their intended uses (e.g. stormwater, open space, etc.), and intended ownership (privately owned and maintained or dedicated to the city).
8. It appears the 10' asphalt path encroaches Lot 8 Block 10. If so, please provide an easement for the path on the lot.
9. There appear to be additional stormwater easements shown on the construction plans that are not shown on the preliminary plat. Please clarify.
10. Please provide bearings and distances on the plat boundary.

Conditions of Approval

- B. 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.
- C. Easements for utilities, e.g. power, phone, cable, etc., must be shown on the plat.
- D. 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.
- E. Only City of Spokane water shall serve the proposed development. The use of private wells is prohibited.
 - a. The developer will be responsible for all costs associated with design and construction of the water system necessary to serve the proposed project.
 - b. All water systems, whether public or private, shall be designed to City of Spokane Design Standards.
 - c. 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.
 - d. General Facilities Charges, as per Spokane Municipal Code 13.04 shall be applicable to this proposed development.
 - e. 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.
- F. Only City of Spokane sanitary sewer shall serve the proposed development. The use of on-site septic disposal systems is prohibited.
 - a. The developer will be responsible for all costs associated with design and construction of the sanitary sewer system necessary to serve the proposed project.
 - b. All sanitary sewer systems, whether public or private, shall be designed to the City of Spokane standards.
 - c. General Facilities Charges, as per Spokane Municipal Code 13.03 shall be applicable to this proposed development.
- G. 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.
- H. 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.
 - a. Signing and striping plans, where appropriate, shall be included as part of the design submittal.

- b. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
 - c. 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.
 - d. Garages shall be a minimum of 20 feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
 - e. All parking and maneuvering areas shall be hard surfaced.
 - f. 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.
 - g. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
 - h. 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.
- I. Per Section 17H.010.180 Sidewalks:
- a. 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.
 - b. All sidewalks shall be designed and constructed in accordance with the city's design standards, standard plans and specifications.
- J. Per Section 17H.010.190 Pedestrian Buffer Strips:
- a. 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.
 - b. Planted strips are required on residential local access streets.
 - c. 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.
 - d. In cases where sidewalk has been omitted on one side of the street, the pedestrian buffer strip may also be omitted on that side.
- K. Addresses must be shown on the final plat.

The following statements will be required, at minimum, in the dedication of the final plat:

- 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.

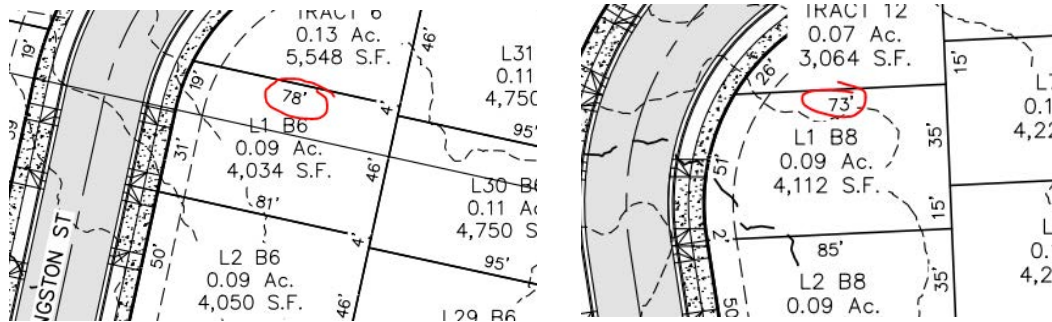
Planning Department (incorporated into this letter, no separate memo):

Revisions/Clarifications Required.

The following comments need to be addressed prior to deeming the application technically complete and moving the application to public notice and hearing.

- 11. Please verify the number of tracts and update the map detail including site data table for the correct number of tracts and tract area (see also comment from engineering regarding detail for the proposed use of each tract).
- 12. Please update the lot detail and density as needed upon completion of the tract modifications noted above.
- 13. Please update the zoning designation in the detached dwelling standards to "Residential 1" from residential single family.
- 14. To provide the most flexibility to future development, please remove reference to specific setbacks from the plat map page 1 of 4 under Detached Dwelling Standards. Setbacks will be determined by the codes in place at time of permit.
- 15. Please update the note on page 1 of 4 to indicate that the property is located in the following critical areas (see [Chapter 17E.010](#) Critical Aquifer Recharge Areas – Aquifer Protection and [Chapter 17E.040](#) Spokane Geologically Hazardous Areas for more details):
 - a. Critical Aquifer Recharge Area
 - b. Potentially Hazardous Geology/Erodible Soils
- 16. Please submit an updated critical areas checklist with current property ownership, current parcel, project description, etc. The checklist is found here. [Shoreline Critical Areas Checklist](#)

17. Verify lots meet minimum dimensional requirements – Lot 1 B6, L1 B8 (Min 40' wide for a depth of 80' per table 17C.111.205-1)



18. Please provide a rationale for not including whole blocks in the master phasing plan for hearing examiner consideration. It appears that the current phasing plan does not currently meet the basic phasing standard that blocks are wholly contained within any individual phase. See [Section 17G.080.050 Subdivisions \(Subsection F, Phasing\)](#).
19. Please update the S. Inland Empire Street alignment shown on the preliminary plat map to match that being reviewed/constructed under a separate engineering “PDEV” permit.
20. Please clarify that parcel 25361.0048 is being provided an access point via the new S. Inland Empire Way road alignment under review and construction with a separate engineering “PDEV” permit.
21. Please work with engineering to determine any new engineering design variances that are required and will be implemented under a separate engineering “PDEV” permit. These variances should be completed prior to deeming the application technically complete and moving the project onto public comment and hearing.
- c. Note: the prior variance for road widths is different than that is currently being reviewed for a switch to public streets for this plat along with hillside development. .
 - d. A variance will be needed for block lengths longer than 660’.

Note: A design variance for driveway separation has already been granted for this preliminary plat application.

Conditions of Approval.

- L. 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.
- M. 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. Note: Planning and Storhaug had already agreed under the former Manufactured Home Park proposal that planting native species along the open hillside area associated with the stretch of road with no sidewalk or planter strip at a rate consistent with street trees would address the street tree requirement for this stretch of street. Attached is an email regarding this determination.
 - 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.
- N. 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.
- O. The development will continue to be designed and constructed to provide future vehicular and pedestrian connections meeting the City's street standards to Marshall Road consistent with 17H.010.030, Street Development standards and the prior Final Plat approval. This condition of approval will be verified during engineering/civil plan review and final plat processing. Both vehicular and pedestrian access are to be provided as a condition of approval at the time of Marshall Rd. improvement/paving.
- 22. Planning is recommending that any tracts within the plat boundaries 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.

Dedications to be added to the final plat.

Please add the following dedication to the final plat dedication page.

- 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.

The final plat shall include the signatory statements as prescribed in SMC 17G.080.040(G)(2) including the following:

- s. Surveyor's certificate, stamp, date and signature, as follows:
 "I, _____ registered land surveyor, hereby certify the plat of _____, as shown hereon, is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown and that all non fronting lot corners are set as shown on the plat. Monuments and fronting lot corners shall be set upon completion of the utility and street improvements.
 Signed _____(Seal)"
- t. A certification by the city treasurer, as applicable:
 "I hereby certify that the land described by this plat, as of the date of this certification, is not subject to any local improvement assessments. Examined and approved, this _____ day of _____, 20__.

 City of Spokane Treasurer
- u. The certification of the hearing examiner, on behalf of the city council, as follows:
 "This plat has been reviewed on this _____ day of _____, 20__ and is found to be in full compliance with all the conditions of approval stipulated in the Hearing Examiner's approval of preliminary plat # -PPLT.

 Hearing Examiner"

- v. The certification by the Planning Director, as follows:
"This plat has been reviewed on this _____ day of _____, 20__ and is found to be in compliance with all the conditions of approval stipulated in the Planning Director's approval of the preliminary plat # -PPLT.

City of Spokane Planning Director"

- w. The certification by the city engineer, as follows:
"Approved as to compliance with the survey data, the design of public works and provisions made for constructing the improvements and permanent control monuments this _____ day of _____, 20__.

City of Spokane Engineer"

- x. The certification by the Spokane county treasurer, as follows:
"I hereby certify that the land described in this plat, as of the date of this certification, is not subject to any outstanding fees or assessments. Examined and approved _____ day of _____, 20__.

Spokane County Treasurer"

- y. The certification by the Spokane county auditor on each page of the final short plat including the time, date, book, and page number of the recording of the final mylar.
- z. Signature of every owner (including any Deed Holder Beneficiaries) certifying that:
- the plat is made with the free consent and in accordance with the desires of the owners of the land;
 - the owners are the owners of the property and the only parties having interest in the land and is not encumbered by any delinquent taxes or assessments;
 - the owners adopt the plan of lots, blocks, and streets shown;
 - owner dedicates to the City and the City's permittees the easements shown for utilities and cable television purposes.

General Comments.

- Please make sure that street names on the vicinity map are legible when printed at full size.
- Fencing and signs require a separate permit.
- Landscape plans are required for developments of more than seven thousand square feet of lot area and shall be prepared and stamped by a licensed landscape architect, registered in the state of Washington as per 17C.200.020. In order to ensure consistency with any preliminary long plat approval for the proposed subdivision, it is recommended that required landscape plans for street trees and tracts along with final plat application materials be submitted with any necessary revised engineering plan materials for concurrent review.
- 17E.040.100 - Geologically Hazardous Areas (if/where/when applicable)
 - The International Building Code chapter 16, Structural Design, chapter 18, Soils and Foundations, and Appendix J, Grading, as now or hereafter amended, shall be used when activities and uses are proposed within or partly within geologically hazardous areas.
 - Please also note that per [Section 17E.040.120](#) Subdivision and Dedication Notice, the division of land in landslide hazard areas is subject to the following:
 - Land that is located wholly within a landslide hazard area or its buffer may not be subdivided. Land that is located partially within a landslide hazard

- area may be subdivided provided that each resulting lot has sufficient buildable area outside of, and will not affect, the landslide hazard.
- ii. Access roads and utilities may be permitted within the landslide hazard area if the City of Spokane determines that no feasible alternative exists.
 - iii. Final subdivisions located within geologically hazardous areas shall contain language in the plat dedication to indicate lots or portions of lots that are affected by geologic hazards. In addition, building setback lines may be drawn on lots, parcels and tracts so as to indicate suitable areas for construction of structures or improvements.

City of Spokane Fire Prevention Engineer

Comments received were specific to the engineering "PDEV" permit for Inland Empire Way improvements and are enclosed for reference. The enclosed comments were forwarded to Joel Taylor, the permit manager for the engineering "PDEV" permit. No new comments for the Prelim Plat Application were received. (Note: M. Owen has requested confirmation that the following conditions of approval carry over from the PUD/Manufactured Home Park proposal.)

- Conditions of Approval.
- A. The gate widths in and out of the site (North/Marshall Rd Access) will need to be a minimum of 14' wide.
 - B. North access will need to be maintained at all times for fire apparatus access.
 - C. North access will need to have an approved surface approved for the weight of the responding fire apparatus.
 - D. North access will need "No Parking – Fire Lane" signs on both sides of the access road.
 - E. Fire hydrant placement will need to comply with the International Fire Code, with local amendments.

City of Spokane Treasurer:

No new comments from the City Treasurer for this application. Under the prior applications including Preliminary and Final PUD/Manufactured Home Park application, treasury confirmed that there are no LIDs associated with the property (email 05/24/25). Any future final plat application will be routed to Spokane Treasury for sign off.

Integrated Capital Management (ICM – sewer, water, storm):

No comments from ICM on this new application regarding water, sewer, or stormwater. M. Owen has reached out to the department to confirm that comments for the prior PUD/Manufactured Home Park application continue to apply to this new long plat subdivision.

Integrated Capital Management (ICM – transportation)

No Comments from Inga Note, ICM during agency review.

M. Owen Note: the 10' wide multi-use trail incorporated into the preliminary plat proposal is a result of a request from ICM to consider updating the standard sidewalk to a multi-use trail allowing for a bicycle trail connection from Fish Lake Trail through the development. The multi-use trail is not a requirement or condition of approval for the plat.

WSDOT (emails date 07/01/25 and 07/03/25, enclosed)

SEPA Mitigation updates.

As per email communications from WSDOT, The SEPA mitigation Measure should be updated as shown in the highlighted language below. (M. Owen Note: it is the planning department understanding that SEPA Mitigation no. 1 has been completed and that SEPA Mitigation no. 2 is under construction with a separate engineering "PDEV" permit.)

SEPA MITIGATING MEASURES:

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 100th 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-50th residential unit**. As part of the development agreement the applicant can bond for the construction of the turn lane in the next construction season.*

Department of Ecology (letter dated June 27, 2025, enclosed):

Please review the enclosed letter from Dept of Ecology. The letter is general in nature and includes more information on various programs and registration requirements for drywells and construction stormwater permits. The letter also includes reminders about construction within wetland buffers outside of the plat site which are being addressed under the engineering "PDEV" permit for improvements to Inland Empire Way.

Avista

No new comments from Avista were submitted for this application. M. Owen has requested confirmation that the following general comment still applies to this preliminary plat application.

General Comment.

- aa. 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 does not guarantee the ability to realign said facilities, and is for informational purposes only.

WA Dept of Archeology and Historic Preservation (DAHP).

No new comments submitted by DAHP for this application; however, the prior condition of approval from DHAP still applies to this plat application.

Conditional Approval (from prior application/Cultural Resource Survey).

- F. Inadvertent Discovery plan into the scope of work.

Spokane Tribe of Indians (letters dated June 30, 2025, from Randy Abrahamson and Victor Ramos)

Letters from the Spokane Tribe are conflicting. M. Owen has reached out for clarification from both parties. A response has not yet been received from Randy Abrahamson, but M. Owen did speak to Victor Ramos over the phone on 07/03/25. As per that discussion, the letter from Mr. Ramos is general in nature and represents a response for any/all projects in the Latah Valley. Mr. Ramos acknowledged that the comments were not project specific. As such planning is including both letters from the Spokane Tribe for your reference and planning will be responding to the letter from Mr. Ramos. The below condition is specific to and representative of the prior application for the PUD/Plat and Manufactured Home proposal, the cultural survey work and concurrence with that survey already produced, and this Preliminary Long Plat application.

Condition of Approval.

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

Considering the need for additional information, the timeline for this application is on hold until the additional information is provided. In accordance with SMC 17G.061.120, the required information must be provided within sixty days from the notification by the department. The applicant may submit a written request for additional time to the director, any time extensions shall be in writing. If the information is not received within 60 days the application and a portion of the fees shall be returned to the applicant in accordance with SMC 08.02.0692. If you have any questions regarding these requirements, feel free to contact me by email or phone. Please make an appointment with me to submit the revised and additional materials.

Sincerely,



Melissa Owen
Assistant Planner
Development Services Center

Attachments:

City of Spokane Dept. Review.

Building, Russ Zhuk, email June 13, 2025

Water, Duane Studer, email June 17, 2025

Dave Kokot, email June 23, 2025

Engineering, email memo updated/approved 07/03/25

Planning Comments incorporated into this memo.

WSDOT email dated 07/01/25 and follow-up on 07/03/25)

WA State Dept. of Ecology Letter dated June 27, 2025

Spokane Tribe of Indians Letters (x2) dated June 30, 2025

From: [Development Services Center Building Plans Examiner](#)
To: [Owen, Melissa](#)
Subject: RE: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat
Date: Friday, June 13, 2025 4:28:15 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Hi Melissa,

Some of the parcels identified in the document have slopes over 33%. A site specific Geotech report may be required when building permits are submitted for if the structure(s) are on or within certain distances of the slopes as identified in IRC 403.1.7. Thank you,

<https://up.codes/viewer/washington/wa-residential-code-2021/chapter/4/foundations#R403.1.7>



Russ Zhuk | Certified Plans Examiner | Development Services Center
509.625.6832 | rzhuk@spokanecity.org | my.spokanecity.org

Development Services Center is open Monday-Friday 8 am – 5 pm in person, online or over the phone at 509.625.6300!

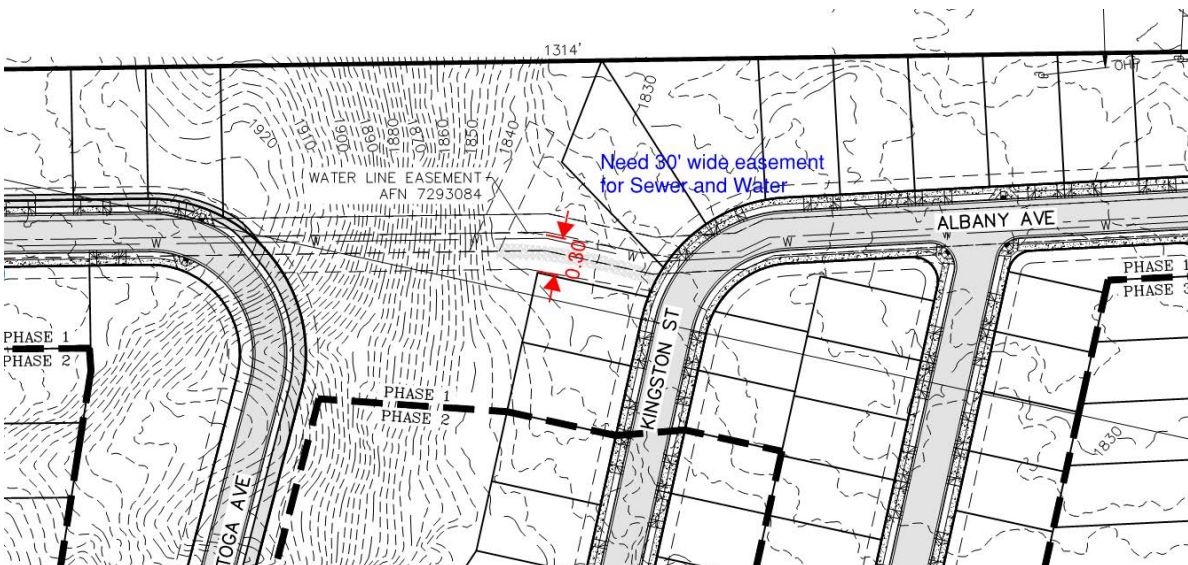


From: Owen, Melissa <mowen@spokanecity.org>
Sent: Friday, June 13, 2025 4:20 PM
To: grandviewthorpe@hotmail.com; latahvalleyinc@gmail.com; latahangmann@gmail.com; Abrahamson, Randy <randya@spokanetribe.com>; Adams, Jonathan R. <jradams@spokanecity.org>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Avista <SpokaneCountyRE@avistacorp.com>; B, Jamie <jamieb@inlandpower.com>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>; Brown, Rich (Cheney SD Operations) <rbrown@cheneysd.org>; Buller, Dan <dbuller@spokanecity.org>; Chanse, Andrew <achanse@spokanecity.org>; Chesney, Scott <schesney@spokanecounty.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; Coleman, Cindy

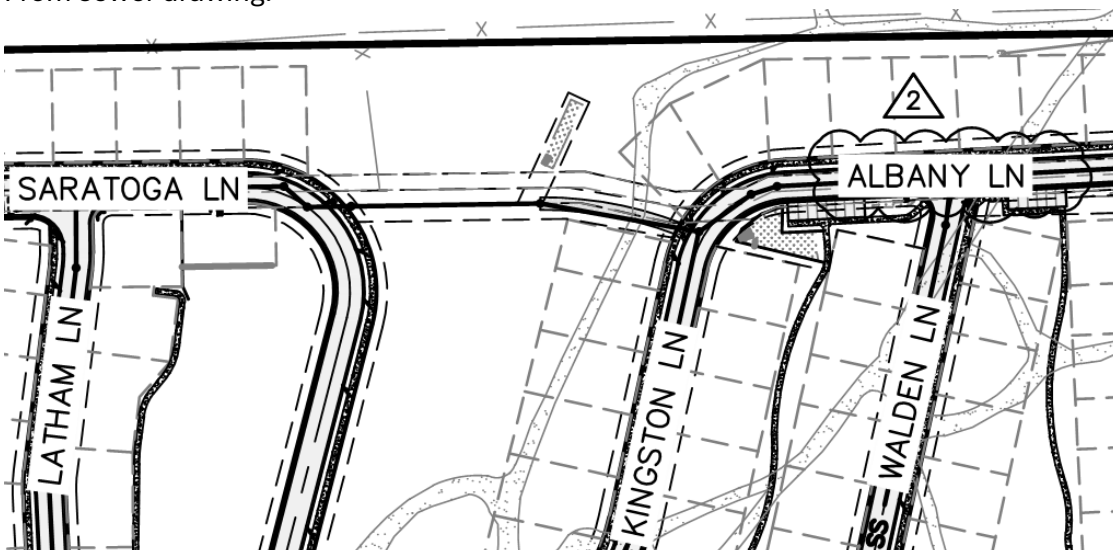
From: [Studer, Duane](#)
To: [Owen, Melissa](#)
Cc: [Nilsson, Mike](#); [Taylor, Joel](#); [Eliason, Joellie](#); [Hanson, Rich](#); [Morris, Mike](#)
Subject: RE: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat (WWM)
Date: Tuesday, June 17, 2025 1:55:33 PM
Attachments: [image005.png](#)
[image006.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Melissa,

It appears they have left off 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.



From sewer drawing.



Thanks,
Duane.

From: Owen, Melissa <mowen@spokanecity.org>

Sent: Friday, June 13, 2025 4:20 PM

To: grandviewthorpe@hotmail.com; latahvalleyinc@gmail.com; latahhangmann@gmail.com; Abrahamson, Randy <randya@spokanetribe.com>; Adams, Jonathan R. <jradams@spokanecity.org>; Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven <sallenton@spokanecity.org>; Tagnani, Angela <atagnani@spokanecity.org>; Averyt, Chris <caveryt@spokanecity.org>; Avista <SpokaneCountyRE@avistacorp.com>; B, Jamie <jamieb@inlandpower.com>; Ball, Cameron <CBall@SpokaneCounty.org>; Lori Barlow <lbarlow@spokanevalley.org>; mbasinger <mbasinger@spokanevalley.org>; zbecker <zbecker@cawh.org>; Black, Tirrell <tblack@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>; Brown, Rich (Cheney SD Operations) <rbrown@cheneysd.org>; Buller, Dan <dbuller@spokanecity.org>; Chanse, Andrew <achanse@spokanecity.org>; Chesney, Scott <schesney@spokanecity.org>; Chouinard, Sonya <SonyaC@spokaneschools.org>; Coleman, Cindy (SPS) <CindyCo@spokaneschools.org>; Corkins, Karen <karen@s3r3solutions.com>; Dahl, Lance <idahl@spokanecity.org>; David Moore <David.J.Moore@usace.army.mil>; Davis, Marcia <mdavis@spokanecity.org>; Deatrich, Kerry <kdeatrich@spokanecity.org>; Dept. of Archaeology and Historic Preservation <sepa@dahp.wa.gov>; Development Review Spokane Transit <developmentreview@spokanetransit.com>; Development Services Center Building Plans Examiner <eradsbpe@spokanecity.org>; distrate (dcistrate@spokanecity.org) <dcistrate@spokanecity.org>; DNR Aquatics <dnrreaqualeasingrivers@dnr.wa.gov>; Dobson, Harley <hdobson@spokanecity.org>; Eliason, Joelle <jeliason@spokanecity.org>; Engineering Admin <eraea@spokanecity.org>; Eveland, Marcus <meveland@spokanecity.org>; Fairchild AFB Community Projects <92CES.CEN.CommunityProjCoord@us.af.mil>; Figg, Greg <figgg@wsdot.wa.gov>; Fischer, Timothy <tfischer@spokanecity.org>; Fisher, Matt <MFIS461@ecy.wa.gov>; Forster, Steven (County PubWorks) <sforster@spokanecity.org>; Fredrickson, Beryl <bfredrickson@spokanecity.org>; Garcia, Luis <lgarcia@spokanecity.org>; Gardner, Spencer <sgardner@spokanecity.org>; Geiger, Cara <cgeiger@spokanecity.org>; Gennett, Raylene <rgennett@spokanecity.org>; Greene, Barry <BGreene@spokanecity.org>; Grimm, Kevin <KevinGr@spokaneschools.org>; Hamad, Nicholas <nhamad@spokanecity.org>; Hamlin, Heather <hhamlin@spokanecity.org>; Hanson, Rich <rahanson@spokanecity.org>; Hanson, Tonilee <sajbinfo@gmail.com>; Harris, Clint E. <ceharris@spokanecity.org>; Hayden, Adam <ahayden@spokanecity.org>; Hayes, Meagan <Meagan.Hayes@ecy.wa.gov>; Heitstuman, Kelly <kheitstuman@spokanecity.org>; Historic Preservation <preservation@spokanecity.org>; Hughes, Rick <rhughes@spokanecity.org>; Jeff Lawlor <jeffrey.lawlor@dfw.wa.gov>; Jennings, Brian (STA) <BJennings@spokanetransit.com>; Johnson, Erik D. <edjohnson@spokanecity.org>; Johnson, Jeffrey <jeffrey.johnson.64@us.af.mil>; Jones, Garrett <gjones@spokanecity.org>; Jones, Tammy <TMJones@spokanecity.org>; Jordan, Jess <dale.j.jordan@usace.army.mil>; Kapaun, Megan <mkapaun@spokanecity.org>; Kasey Wilberding <kwilberding@srhd.org>; Katelyn Scott <katy@spokanecity.org>; Kay, Char <kayc@wsdot.wa.gov>; Kincheloe, Melanie <meki461@ecy.wa.gov>; Kokot, Dave <dkokot@spokanecity.org>; Kuhn, Dalton <dkuhn@spokanecity.org>; Lefors, Terri (SPS) <TerriL@spokaneschools.org>; Limon, Tara <tlimon@spokanetransit.com>; Lisa Corcoran <lcorcoran@spokaneairports.net>; Melissa Alofaituli

From: [Owen, Melissa](#)
To: [Kokot, Dave](#); [Taylor, Joel](#)
Cc: [Cravalho, Justin](#)
Subject: RE: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat
Date: Monday, June 23, 2025 8:19:00 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Dave,

Inland Empire Way is being constructed under a separate permit. Revisions to already approved plans are currently being reviewed. I have include Joel Taylor here as he is the project manager for the engineering construction permit.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Kokot, Dave <dkokot@spokanecity.org>
Sent: Thursday, June 19, 2025 6:42 AM
To: Owen, Melissa <mowen@spokanecity.org>
Cc: Cravalho, Justin <jcravalho@spokanecity.org>
Subject: RE: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat

Inland Empire Way requires “No Parking – Fire Lane” signage on one side of the street. The other streets have widths of 32 feet or more and do not require signage or parking restriction for fire response.

David F. Kokot, P.E. | Spokane Fire Department | Principal Fire Protection Engineer
509.625-7056 | fax 509.625.7006 | dkokot@spokanefire.org | spokanefire.org



We enhance your quality of life, always earning your trust, by saving lives, preventing harm and protecting property with compassion and integrity.

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Friday, June 13, 2025 4:20 PM

From: [Brown, Eldon](#)
To: [Owen, Melissa](#)
Cc: [Eliason, Joelle](#)
Subject: RE: Draft comments for Z25-371PPLT Latah Glen Residential
Date: Thursday, July 3, 2025 12:33:01 PM
Attachments: [Latah Glen Residential LP Comments01 ewbrev.docx](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[latah-glen-residential-preliminary-long-plat-plat-map.pdf](#)

Melissa,

I'm forwarding Joelle's comments to the referenced plat for further processing. My only edit is changing the date.

Thanks.

Eldon

Development Services Center is open Monday-Friday, 8 am – 5 pm, in person, [online](#), or over the phone at 509.625.6300



Eldon Brown

City of Spokane | Principal Engineer of Planning and Development Services
509.625.6305 | fax 509.625.6013 | ebrown@spokanecity.org | spokanecity.org



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From: Eliason, Joelle <jeliason@spokanecity.org>
Sent: Friday, June 27, 2025 5:24 PM
To: Brown, Eldon <ebrown@spokanecity.org>
Cc: Owen, Melissa <mowen@spokanecity.org>
Subject: Draft comments for Z25-371PPLT Latah Glen Residential

Eldon,

Draft comments for the 1st review of the Latah Glen Residential Long Plat are attached for your review.

Thank you,



MEMORANDUM



Development Services

DATE: ~~June 27~~ July 3, 2025
TO: Melissa Owen, Assistant Planner
FROM: Joeline Eliason, Engineering Technician IV – Development Services
THROUGH: Eldon Brown, P.E., Principal Engineer – Development Services
File No: Z25-371PPLT
SUBJECT: Latah Glen Residential Preliminary Plat – 1st Review

Comment to be addressed prior to technical completion of the preliminary plat:

1. Please provide the right-of-way width on all the streets on sheets 2 and 3.
2. Please update the street names as follows on all sheets:
 - a. Latham **Ct**
 - b. Saratoga **Way**
 - c. Hartford **St** (sheet 4)
3. Dimension and label the Utility and Access Easement for the water and sewer main through Tract 4 and Tract 14. The easement is 30' and should be labeled as "Utility and Access Easement" instead of "Water Line Easement".
4. Label and dimension the stormwater easement in Tract 4.
5. Please clarify the naming of the section of road at the entrance of the plat. Is it Hudson Street or Albany Avenue?
6. Please label the 10' utility easement along the front of the lots.
7. Please provide a list of the tracts, their intended uses (e.g. stormwater, open space, etc.), and intended ownership (privately owned and maintained or dedicated to the city).
8. It appears the 10' asphalt path encroaches Lot 8 Block 10. If so, please provide an easement for the path on the lot.
9. There appear to be additional stormwater easements shown on the construction plans that are not shown on the preliminary plat. Please clarify.
10. Please provide bearings and distances on the plat boundary.

Date: ~~June 27~~July 3, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

General Comments

1. 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.
2. Easements for utilities, e.g. power, phone, cable, etc., must be shown on the plat.
3. 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.

Date: ~~June 27~~July 3, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

- 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

Date: ~~June 27~~July 3, 2025

Comments: Latah Glen Residential Preliminary Plat

(Continuation)

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.

4. Only City of Spokane water shall serve the proposed development. The use of private wells is prohibited.
 - a. The developer will be responsible for all costs associated with design and construction of the water system necessary to serve the proposed project.
 - b. All water systems, whether public or private, shall be designed to City of Spokane Design Standards.
 - c. 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.
 - d. General Facilities Charges, as per Spokane Municipal Code 13.04 shall be applicable to this proposed development.
 - e. 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.
5. Only City of Spokane sanitary sewer shall serve the proposed development. The use of on-site septic disposal systems is prohibited.
 - a. The developer will be responsible for all costs associated with design and construction of the sanitary sewer system necessary to serve the proposed project.
 - b. All sanitary sewer systems, whether public or private, shall be designed to the City of Spokane standards.
 - c. General Facilities Charges, as per Spokane Municipal Code 13.03 shall be applicable to this proposed development.
6. 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.
7. 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.
 - a. Signing and striping plans, where appropriate, shall be included as part of the design submittal.

- b. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
 - c. 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.
 - d. Garages shall be a minimum of 20 feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.
 - e. All parking and maneuvering areas shall be hard surfaced.
 - f. 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.
 - g. The developer will be responsible for all costs associated with constructing street improvements necessary to serve the proposed plat.
 - h. 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.
8. Per Section 17H.010.180 Sidewalks:
- a. 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.
 - b. All sidewalks shall be designed and constructed in accordance with the city's design standards, standard plans and specifications.
9. Per Section 17H.010.190 Pedestrian Buffer Strips:
- a. 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.
 - b. Planted strips are required on residential local access streets.
 - c. 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.
 - d. In cases where sidewalk has been omitted on one side of the street, the pedestrian buffer strip may also be omitted on that side.

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Comments: Latah Glen Residential Preliminary Plat

(Continuation)

10. Addresses must be shown on the final plat.

The following statements will be required, at minimum, in the dedication of the final plat:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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

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(Continuation)

- nonetheless deemed created shall be exclusively to the general public (SMC 17D.060.210).
9. 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.
 10. 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.
 11. 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.
 12. 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.
 13. 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

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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.

14. 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.
15. 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.
16. 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.

cc: Developer Services File
Eldon Brown, P.E., Principal Engineer, Development Services
Adam Hayden, Associate Engineer, Development Services
Mike Nilsson, P.E. Principal Engineer, Development Services
Joel Taylor, Associate Engineer, Development Services
Dalton Kuhn, Senior Engineer, Development Services
Erik Johnson, Engineering Technician IV, Development Services

From: [Owen, Melissa](#)
To: [William Sinclair](#); [Luke Engell](#)
Subject: FW: Latah Glen - street tree requirement
Date: Wednesday, October 16, 2024 3:09:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Will and Luke,

This is just a quick FYI to let you know that Spencer has agreed with the below solution for street trees adjoining the steep slope on Saratoga. I have saved his response to the project file for future reference as needed. I should get to the alternative language regarding private streets and street trees tomorrow. Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Owen, Melissa
Sent: Tuesday, October 15, 2024 2:36 PM
To: Gardner, Spencer <sgardner@spokanecity.org>
Cc: William Sinclair <william.sinclair@storhaug.com>; Luke Engell <luke.engell@storhaug.com>
Subject: Latah Glen - street tree requirement

Spencer,

I am reaching out to you regarding street tree requirements for Latah Glen. The decision includes a requirement that street trees are located on both sides of the private streets regardless of engineering approval of hillside development standards for the streets.

There is a section of the proposal where street trees behind the curb may not be a good idea – the slopes and stormwater requirements would be a challenge to maintaining trees in good health and may impact the stormwater solution being constructed. See the image below for the area of concern.

As an alternative, both the project team and I (as the project manager) would like to consider the addition of small native species (Poderosa Pine and/or other native evergreen trees) in a number that is consistent with the opposite side of Saratoga but spread across the hillside where planting of “street trees” will be a challenge (planting in highlighted area of the image below). This solution also

matches some early preliminary Latah Glen PUD/Manufactured Home Park application documents and provides additional trees while taking into consideration the steep slope challenges in this area of the project boundaries specifically. The plan would be to plant the small trees at the same time as the hydroseed (with phase I) so that the native hydroseed mix and native evergreen trees can be established at the same time and with irrigation.

*street trees at
- steep slope location
ack. to street trees*



Given that the tree requirement was included in the hearing examiner decision I wanted to make sure that this solution was approvable by you before having the Latah Glen project team update their landscape plan.

Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org

From: [Figg, Greg J.](#)
To: [Owen, Melissa](#); [Note, Inga](#)
Cc: [Clarke, Corey J.](#)
Subject: RE: [EXTERNAL] FW: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat
Date: Thursday, July 3, 2025 2:05:39 PM
Attachments: [image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello Melissa,

I agree that this condition is met in item #1. Inga had put the table below together for housekeeping. The numbers for this current proposal would change to 19AM and 12PM peak hour trips. The condition we would need retained is the one that deals with the right turn lane analysis that was at 100 mobile home units that would change to after 50 single family units when it would have to be evaluated. Hope this helps.

Greg

16th/US 195 Turn Restriction Trip Tracking

	AM	PM
Estimated Trips Mitigated with Turn Restriction	53	20
Actual Trips Mitigated with Turn Restriction	58	93
<i>Latah Glen (SF plat)</i>	-19	-12
<i>Greens at Meadowlane Ph 1</i>	-5	-3
<i>Greens at Meadowlane Ph 2</i>	-5	-3
Crystal Ridge	-7	-3
Beard Addition	-5	-3
Remaining Balance	17	69

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Thursday, July 3, 2025 1:12 PM
To: Figg, Greg J. <greg.figg@wsdot.wa.gov>; Note, Inga <inote@spokanecity.org>
Cc: Clarke, Corey J. <corey.clarke@wsdot.wa.gov>
Subject: RE: [EXTERNAL] FW: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat

Greg,

Sorry, one follow-up for you. Do I need to update the trips in SEPA mitigation no. 1 to address the increased trips in the mitigation item or since the required contribution has been met is this a moot point? The SEPA items is copied below. As I mentioned previously, I plan to identify that SEPA item no. 1 is completed and that SEPA item no. 2 regarding improvements to S. Inland Empire Way is in progress under a separate permit and that work will need to be completed prior to final plat approval. Thank you.

1. Per the traffic analysis, vehicular traffic from this project is expected to add 13 AM trips and 5 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.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Figg, Greg J. <greg.figg@wsdot.wa.gov>
Sent: Wednesday, July 2, 2025 2:49 PM
To: Owen, Melissa <mowen@spokanecity.org>; Note, Inga <inote@spokanecity.org>
Cc: Clarke, Corey J. <corey.clarke@wsdot.wa.gov>
Subject: RE: [EXTERNAL] FW: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello Mellisa,

We would like to retain the language about the right turn lane at Inland Empire Way being re-evaluated for need. It was at the 100 unit of the mobile home park, which would equate to about 50th single family home given the higher trip generation rate. Any chance you could send me the original condition so I could re-write it.

Thanks,

Greg

From: Owen, Melissa <mowen@spokanecity.org>

Sent: Tuesday, July 1, 2025 5:35 PM

To: Figg, Greg J. <greg.figg@wsdot.wa.gov>; Note, Inga <inote@spokanecity.org>

Subject: [EXTERNAL] FW: Request for Comments - Z25-371PPLT - Latah Glen Residential Preliminary Long Plat

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Greg and Inga.

Do either of you have comments for WSDOT or the City on the Latah Glen Preliminary Long Plat proposal or do the conditions associated with the former application under the Latah Glen PUD/Manufacture Home Park continue to address requirements associated with traffic impacts for the single-family homes on fee-simple lots (instead of manufactured home on lease lots).

Are there any revisions you would like to request to the [Traffic Memo](#) submitted for this platting action? Thank you.

Thank you.

Development Services Center is open Monday, Tuesday, Thursday, and Friday 8 am – 5 pm in person (11 am – 5 pm each Wednesday), [online](#) or over the phone at 509.625.6300!



Melissa Owen | City of Spokane | Planning & Development Services
509.625.6063 | mowen@spokanecity.org



From: Owen, Melissa

Sent: Friday, June 13, 2025 4:20 PM

To: grandviewthorpe@hotmail.com; latahvalleync@gmail.com; latahhangmann@gmail.com;

Abrahamson, Randy <randya@spokanetribe.com>; Adams, Jonathan R. <jradams@spokanecity.org>;
Development Services Center Addressing <eradsca@spokanecity.org>; Allenton, Steven



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

June 27, 2025

Melissa Owen
City of Spokane, Development Services Center
808 W Spokane Falls Blvd
Spokane, WA 99201-3329

Re: Latah Glen Residential Preliminary Long Plat
File# Z25-371PPLT, Ecology SEPA# 202502523

Dear Melissa Owen:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) Pre-Threshold Consultation for the **Latah Glen Residential Preliminary Long Plat** proposal. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

Hazardous Waste & Toxics Reduction Program

Alex Bergh, (509) 385-5539, alexandra.bergh@ecy.wa.gov

Wastes produced during construction or remodeling can be dangerous wastes in Washington State. Some of these wastes include: Absorbent material, aerosol cans, asbestos-containing materials, lead-containing materials, PCB-containing light ballasts, waste paint, waste paint thinner, sanding dust and treated wood.

The [Construction and demolition](#) website has a more comprehensive list and links to help identify and designate your wastes.

Responsibility for construction waste generated at a facility is the responsibility of the facility that generates the waste. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste. Information about how to sample and what to test for can be found at the above linked website.

Melissa Owen

June 27, 2025

Page 2

Shorelands & Environmental Assistance Program

Mindi Sheer, (509) 601-9546, mindi.sheer@ecy.wa.gov

Assure that construction or other project activities within the buffer of the delineated wetland to the north of this parcel comply with the CAO wetland guidelines. This buffer includes small areas to the west of Inland Empire Way, adjacent to the agreed-upon wetland mitigation.

Water Quality Program

John Bhend, (360) 688-3586, john.bhend@ecy.wa.gov

You must register all dry wells installed to receive stormwater runoff with Ecology's Underground Injection Control Program. Registration must occur 60-days before construction of the drywell. You may access information and online registration at [UIC registration requirements & information - Washington State Department of Ecology](#). In addition, discharge from the well(s) must comply with the ground water quality requirement (non-endangerment standard) at the top of the ground water table.

Chad Sauve, (509) 934-6202, chad.sauve@ecy.wa.gov

Operators of construction sites that disturb one acre or more total area and has, or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology's [Construction Stormwater General Permit](#).

If soil or ground water contamination is known at the site, additional information will be required. The applicant will be required to submit additional studies and reports including, but not limited to, temporary erosion and sediment control plans, a stormwater pollution prevention plan, a site map depicting sample locations, a list of known contaminants with concentrations and depths found and other information about the contaminants.

Application should be made at least 60 days prior to commencement of construction activities. A permit application and related documents are available online.

If you have any questions or would like to respond to these comments, please contact the appropriate program staff listed above. If you have questions about SEPA, please reach out to sepahelp@ecy.wa.gov.

Sincerely,



Katy Moos
Office Assistant
Eastern Region Office



**Spokane Tribe of Indians
Tribal Historic Preservation Office**

Po Box 100 Wellpinit WA 99040

June 30, 2025

To: Melissa Owen, Planner

Re: Z25-371PPLT

Ms. Owen

Thank you for contacting our Spokane Tribe's Historic Preservation Office. We appreciate the opportunity to provide a cultural consult for your project. The intent of this process is to preserve and protect all cultural resources whenever protection is feasible.

After archive research of the project mentioned above, and a cultural survey completed, the Spokane Tribe will concur with the recommendation made in the cultural survey report.

RE: This project will require an inadvertent discovery plan (IDP) implemented into the scope of work and onsite at all times.

With this letter this project may move forward.

However, if any artifacts or human remains are found upon inadvertent discovery, this office should be notified immediately and the work in the area cease.

Should additional information become available, or the scope of work changes, our assessment may be revised.

And consider this a positive action that will assist us in protecting our shared heritage.

Sincerely,

Randy Abrahamson
Tribal Historic Preservation Officer.
509/258/4222