

Exhibit 12.a. - Public Comments

September 28, 2025

Melissa Owen
Planning & Development Services
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Re: Comment re Latah Glen Residential Preliminary Long Plat

Dear Ms. Owen:

I live at 4520 S. Marshall Road. I am concerned with the above project having access to Marshall Road. The description of the project says access is proposed off S Inland Empire Way for its primary access and S Marshall Road for secondary access.

Marshall Road is a dirt road. The City, on its half of the road, grades it about twice a year. The same with the County on its half of the road. In between grading of the road, it develops serious washboards and holes. With increased traffic, I image the condition would worsen in a much shorter period of time.

But, more importantly, I see there are children who walk the road to catch a school bus at the Thorpe intersection to and from school. There are sections of the road that at times are impassable by two vehicles because of vegetation. In addition, there is no off-road places for people to walk. Presently traffic is minimal, however, still hazardous for the kids. Caution is obviously necessary by both driver and pedestrian. If traffic were to increase because of this development, the potential hazard would increase.

Without saying, traffic has increased on Hwy. 195 and that is a concern as well. Having a lateral arterial along either side of the highway would be optimal. However, I see the obstacles, i.e., railroad, Latah Creek, terrain, etc.

I hope the City takes the above into consideration with respect to access to Marshall Road from the above project and not allow access to Marshall Road unless and until the appropriate improvements for the safety of all can be made. Thank you.

Doris Stragier
4520 S. Marshall Rd.
Spokane, WA 99224
(509) 270-9835

Exhibit 12.b. - Agency Comments (submitted during public comment period)

From: [92 CES/CEN Community Proj Coord](#)
To: [Owen, Melissa](#)
Subject: RE: Notice of Application, SEPA, and Hearing - Z23-371PPIT - Latah Glen
Date: Tuesday, September 23, 2025 10:14:43 AM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good morning,

This site lies within Military Influence Areas (MIA) 1 and 2. These sites lie outside of MIA 3 and 4 and residential development of the sites will be considered compatible development for the base.

Very Respectfully,

KYLE D. KRUPANSKY, 1Lt, USAF
Deputy Engineering Flight Commander
Community Planner
92 CES/CENP
Fairchild AFB, WA
DSN: 647-3937 COMM: 247-3937

From: Rivera, Elizabeth <erivera@spokanecity.org>
Sent: Thursday, September 18, 2025 3:21 PM
To: 'gtna.execs@gmail.com' <gtna.execs@gmail.com>; 'latahvalleync@gmail.com' <latahvalleync@gmail.com>; 'molly.marshall475@gmail.com' <molly.marshall475@gmail.com>; 'springcreek@blackrealtymgt.com' <springcreek@blackrealtymgt.com>
Cc: Owen, Melissa <mowen@spokanecity.org>; Abrahamson, Randy <randya@spokanetribe.com>; Adams, Jonathan R. <jradams@spokanecity.org>; Development Services Center Addressing <eradsca@spokanecity.org>; Allen, Mark V. <mvallen@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>; Carveth, Brenna (County Public Works) <bcarveth@spokanecounty.org>; Chanse, Andrew <achanse@spokanelibrary.org>; Chesney, Scott



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

October 1, 2025

Melissa Owen
Assistant Planner II
City of Spokane

In future correspondence please refer to:
Project Tracking Code: 2025-09-06266
Property: City of Spokane - Z25-371PPLT - Latah Glen Residential - Long Plat
Re: Concur with Survey; Follow Inadvertent Discovery Plan

Dear Melissa Owen:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above-referenced project. In response, we concur with the results and recommendations made in the report entitled "Cultural Resources Review and Inventory of the City of Spokane, Latah Glen Residential Community, Spokane, WA," (Landreau & Allen 2021). Specifically, we have made the following determinations of eligibility for the National Register of Historic Places (NRHP) based on the report findings:

Archaeological Resources

- Not Eligible for the NRHP: 45SP00917

Because no eligible resources were found during the survey we do not recommend further direct archaeological supervision of the project. However, we do recommend that a standard Inadvertent Discovery Plan is followed during all ground disturbing activities.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving copies of any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to Washington State law. Please note that should the project scope of work and/or location change significantly, please contact DAHP for further review.

Thank you for the opportunity to review and comment. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is attached to any future communications about this project. Should you have any questions, please feel free to contact me.

Sincerely,

James MacNaughton, M.S.
Local Government Archaeologist
(360) 280-7563
James.MacNaughton@dahp.wa.gov





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Eastern Region Office

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

October 2, 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# 202503873

Dear Melissa Owen:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) Mitigated Notice of Application 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:

Water Quality Program

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.

Melissa Owen
October 2, 2025
Page 2

Sincerely,

A handwritten signature in blue ink that reads "Amanda Hiebert". The signature is written in a cursive, flowing style.

Amanda Hiebert
SEPA Coordinator
Eastern Region Office

Exhibit 12.c. - c.

S. Marshall Rd Correspondence (fire and Spokane County Conditions of Approval)

From: [Dahl, Lance](#)
To: [Owen, Melissa](#); [Murphy, Dermott G.](#)
Cc: [Cravalho, Justin](#); [Note, Inga](#); [Brown, Eldon](#)
Subject: Re: Latah Glen Preliminary Long Plat comments from Fire including 2nd fire access
Date: Monday, October 20, 2025 1:18:54 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Yes, it will meet the State and Local requirements for a secondary access as long as it is maintained to support our heavy apparatus weight.

*Lance Dahl
Deputy Chief Fire Prevention
Fire Marshal
Spokane Fire Department
D:509-625-7005
C:509-435-7095
Firemarshal@spokanecity.org*

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Monday, October 20, 2025 1:05:14 PM
To: Dahl, Lance <idahl@spokanecity.org>; Murphy, Dermott G. <dgmurphy@spokanecity.org>
Cc: Cravalho, Justin <jcravalho@spokanecity.org>; Note, Inga <inote@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>
Subject: RE: Latah Glen Preliminary Long Plat comments from Fire including 2nd fire access

Lance,
Just checking in on the below. Does the unimproved gravel road that is graded annually meet the city's requirements for a 2nd access point allowing more than 30 units to be constructed?
Thanks.

⚠ October 20th–24th: Staff availability will be limited due to new permit system training. Please expect longer response times. We appreciate your understanding and thank you for your patience.

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!





From: Owen, Melissa

Sent: Tuesday, October 14, 2025 4:25 PM

To: Dahl, Lance <idadhl@spokanecity.org>; Murphy, Dermott G. <dgmurphy@spokanecity.org>

Cc: Cravalho, Justin <jcravalho@spokanecity.org>; Note, Inga <inote@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>

Subject: RE: Latah Glen Preliminary Long Plat comments from Fire including 2nd fire access

Lance,

S. Marshall is both in the county and in the City; however, the City Streets Department has verified that the city portion is graded annually. Under the prior application the access to Marshall was going to be gated and used as secondary fire access only until such time that Marshall was improved. After additional discussions following the public comment period associated with this new application for a plat, Engineering and ICM would like to update the condition to remove the gate allowing access without any paving being required. Do you have any concerns about this modification? Would a city-maintained gravel road meet the requirement for a 2nd fire access allowing more than 30 homes to be constructed in this plat? Feel free to give me a call if you have other questions. I can also get Inga and Eldon on a quick call with us if necessary. Thanks.

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From: Dahl, Lance <idadhl@spokanecity.org>

Sent: Tuesday, October 14, 2025 2:27 PM

To: Owen, Melissa <mowen@spokanecity.org>; Murphy, Dermott G. <dgmurphy@spokanecity.org>
Cc: Cravalho, Justin <jcravalho@spokanecity.org>; Note, Inga <inote@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>
Subject: Re: Latah Glen Preliminary Long Plat comments from Fire including 2nd fire access

Melissa,

Since this road is in the County and it is a secondary access, we are going to have to live with it the way it is.

Kind regards,

Lance Dahl

Deputy Chief, Fire Marshal

Spokane Fire Department

ldahl@spokanefire.org

o:509-625-7005

c:509-435-7095

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Tuesday, October 14, 2025 9:07 AM
To: Dahl, Lance <ldahl@spokanecity.org>; Murphy, Dermott G. <dgmurphy@spokanecity.org>
Cc: Cravalho, Justin <jcravalho@spokanecity.org>; Note, Inga <inote@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>
Subject: RE: Latah Glen Preliminary Long Plat comments from Fire including 2nd fire access

All,

I have not yet heard anything back from Justin on the below questions related to the Latah Glen preliminary Plat conditions and he is out of the office this week. He mentioned he was trying to catch Lance to discuss this last week when I caught him here in the office. The hearing examiners office has requested that I submit my staff report 2-weeks before the hearing, so I do need an answer the below this week as I'll be submitting my report no later than this Friday, October 17th. Thank you.

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



From: Owen, Melissa

Sent: Friday, October 3, 2025 11:45 AM

To: Cravalho, Justin <jcravalho@spokanecity.org>; Dahl, Lance <ldahl@spokanecity.org>; Murphy, Dermott G. <dgmurphy@spokanecity.org>

Cc: Note, Inga <inote@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>

Subject: Latah Glen Preliminary Long Plat comments from Fire including 2nd fire access

Importance: High

Justin,

Planning, Engineering, and ICM met with the project proponent yesterday afternoon and we will not be including any paving requirements for Marshall Road in association with the Latah Glen Long Plat. It also appears that the amount of traffic that is expected on Marshall southbound into the County would not trigger any of their paving requirements.

Given the discussion earlier this week about removal of the gate at the upper entrance at Marshall and confirmation that other city departments will not require paving, there are two questions that remain regarding fire department comments on this plat.

1. Will the gravel road from Latah Glen at Marshall north to Thorp meet the fire departments requirements for two acceptable access points under SMC 17H.010?
The attached email from Clint Harris, Director – Streets, indicates that Marshall Rd is graded annually. FYI - I have included Lance and Dermott in this email as they were part of the approval of fire access on a gravel road for the Beard Addition Long Plat in coordination with the County which would be a similar situation to that for Latah Glen.

2. I would also like to confirm that the below conditions of approval still apply.

City of Spokane Fire Prevention Engineer

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

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

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

Thank you for your time and attention.

⚠️ *October 20th–24th: Staff availability will be limited due to new permit system training. Please expect longer response times. We appreciate your understanding and thank you for your patience.*

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





WCE No. 20-2564
October 9, 2025

City of Spokane
808 W Spokane Falls Boulevard
Spokane, WA 99201

Attn: Inga Note, City Traffic Engineer
Re: Latah Glen Residential – Marshal Road Access

Dear Inga

This letter is intended to address the access to Marshal Road for the project and its relation to the approved April 2022 TIA. In the April 2022 TIA the access to Marshal Road was described as a gated emergency access road for the PUD. With the change of use the access is proposed to be open for daily use.

Trip Distribution Consideration

In the thousands of trip distribution letters that I have written over the course of my career I have always used the premise of origin and destination and the fact that drivers are time based, and will always choose a route that provides a direct benefit to them. Which is why we have never considered a trip distribution percentage to Marshal Road gated or otherwise. Because taking a route through Marshal Road is always going to be slower and does not provide a direct route to any origin or destination in the area that could not be accessed from the Inland Empire Road connection. I will agree that some project trips may use Marshal Road on occasion as the Post man and delivery drivers may find it on their GPS routing.

Cut-Through

Ultimately with the creation of a connecting road between Marshal Road and SR 195 cut through traffic may become more of an issue. As the residents of Marshal Road may find the road connection more advantageous for southbound and even eastbound trips destined for the southern half of the south hill. However these are existing redirected trips, not of our generation and therefore ignored as generated trips.

If you have any questions or Comments in regard to this letter, please feel free to contact us at (509) 893-2617.

Thank you

Todd R. Whipple, P.E.
TRW/bng
Cc: File/Sponsor



From: [Harris, Clint E.](#)
To: [Note, Inga](#); [Thomas, Jared](#)
Cc: [Brown, Eldon](#); [Owen, Melissa](#)
Subject: RE: Marshall Road question
Date: Thursday, October 2, 2025 4:23:02 PM

It looks like it is on yearly maintenance for grading.

Clint Harris | City of Spokane | Director - Streets
Office 509-625-7744 Cell 509-688-5978
ceharris@spokanecity.org



From: Note, Inga <inote@spokanecity.org>
Sent: Thursday, October 2, 2025 3:51 PM
To: Harris, Clint E. <ceharris@spokanecity.org>; Thomas, Jared <jwthomas@spokanecity.org>
Cc: Brown, Eldon <ebrown@spokanecity.org>; Owen, Melissa <mowen@spokanecity.org>
Subject: Marshall Road question

Clint or Jared,
Can you tell us how often you do any maintenance on Marshall Road south of Thorpe?
I'm guessing it gets graded once a year.
Thanks,
Inga



Inga Note, P.E. PTOE | City of Spokane | Senior Traffic Planning Engineer
☎ 509.625.6331 | inote@spokanecity.org | spokanecity.org | M-Th 7:00-5:30

From: [Note, Inga](#)
To: [Greene, Barry](#)
Cc: [Carveth, Brenna](#); [Brown, Eldon](#); [Owen, Melissa](#); [Istrate, Dave](#)
Subject: RE: Latah Glen Preliminary Long Plat - Marshall Road Traffic Analysis (city file no. Z25-371PPLT)
Date: Thursday, October 16, 2025 12:36:28 PM
Attachments: [image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image001.png](#)

Barry,

Following up on our discussion this morning. Let me know if this isn't detailed enough or if you see any errors.

Marshall Road from Thorpe to Cheney-Spokane is about 2.8 miles long. The new access point through the neighborhood is close to mid-way through the route. Looking at the clusters of homes I think the following are most likely to utilize the new street.

9 homes between the FLT underpass and 44th. I expect these homes currently use the county section of Marshall for the majority of their trips. I'm assuming 50% of their north 195 trips come and go via Cheney-Spokane Road rather than going north to Thorpe (J-turn delay makes it less attractive). So trips they make now to/from north 195, to south 195, and to the Yokes commercial area will now be faster by going through Latah Glen. Using the same trip distribution pattern as Latah Glen (5% to Cheney, 10% to Yokes, see graphic below) I came up with this.

- With Latah Glen connection:
 - To/from north 195 – 9 homes * 10 trips/day * 50% * 70% distribution = 31 diverted trips through Latah Glen
 - To south 195 – 9 homes * 10 trips/day * 15% distribution * 50% (outbound only) = 7 diverted trips through Latah Glen
 - To Yokes – 9 homes * 10 trips/day * 10% distribution * 50% (outbound only) = 5 diverted trips through Latah Glen
- **Total trip reduction on south Marshall Road = 43 vpd**

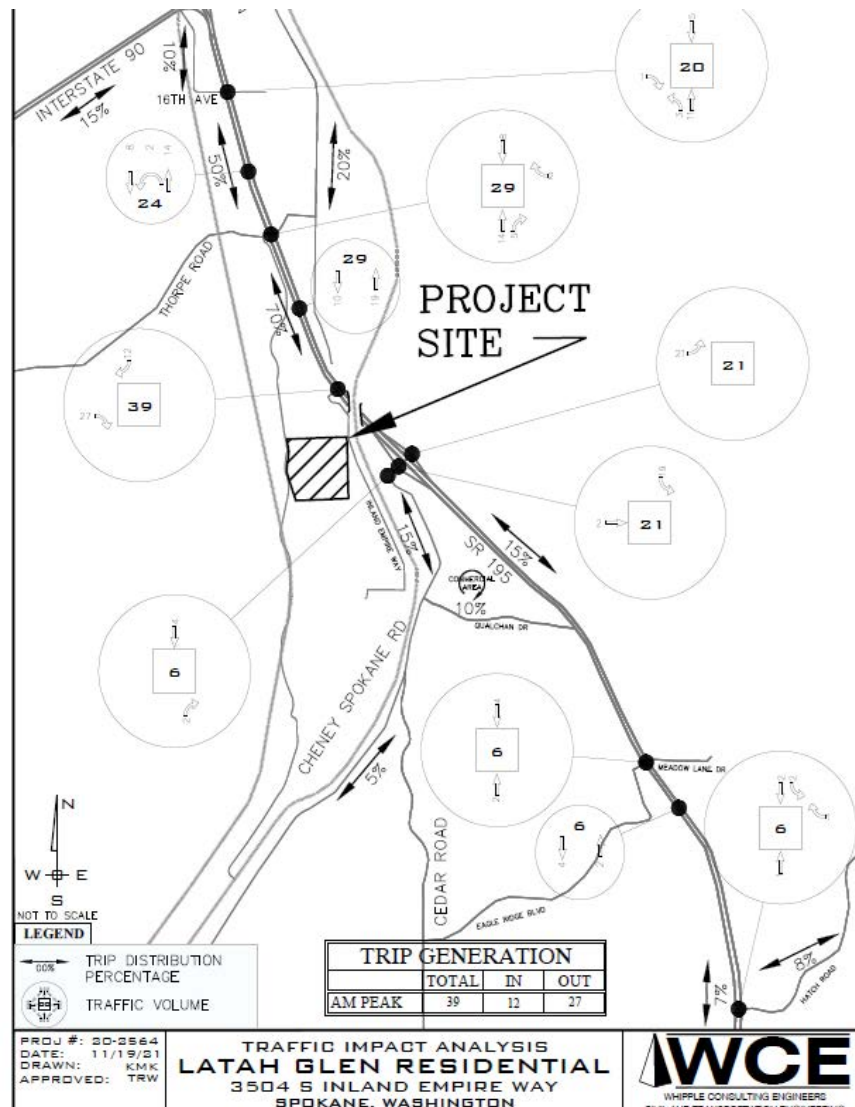
13 homes between 44th and the Avista powerlines. I expect these homes use Marshall Road to come and go from the Cheney area. The outbound trips will likely be diverted through Latah Glen to Cheney-Spokane. The inbound trips will still use Marshall.

- With Latah Glenn connection. To Cheney – 13 homes * 10 trips/day * 5% distribution * 50% (outbound only) = 3 diverted trips through Latah Glen
- **Total trip reduction on south Marshall Road = 3 vpd**

So that gives us a combined number of 46 vehicle trips per day that will shift from

using the County side of Marshall Road to the paved roads in Latah Glen. If you look back at my email from 10/1/25 I estimated that the increase in trips on south Marshall Road from Latah Glen traffic would be less than 35 daily trips. So there should be a **net reduction** in daily traffic volume on south Marshall Road.

Thanks,
Inga



From: Istrate, Dave <DISTRATE@spokanecounty.gov>

Sent: Wednesday, October 15, 2025 11:16 AM

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

Cc: Greene, Barry <BGreene@spokanecounty.org>; Carveth, Brenna

<BCARVETH@SpokaneCounty.gov>; Brown, Eldon <ebrown@spokanecity.org>

Subject: Re: Latah Glen Preliminary Long Plat - Marshall Road Traffic Analysis (city file no. Z25-371PPLT)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good Morning Melissa,

After discussing with the County Engineer, due to the nature of an urban plat, distributing traffic on a rural local access county road, any distribution south on Marshall Rd, will require paving the county portion of Marshall.

Let me know if you have any questions.

Sincerely,

David Istrate

Traffic and Transportation Project Manager, Public Works



Cell: 509-818-4715

Office: 509-477-7653

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

Sent: Tuesday, October 14, 2025 4:41 PM

To: Istrate, Dave <DISTRATE@spokanecounty.gov>; Note, Inga <inote@spokanecity.org>

Cc: Greene, Barry <BGreene@spokanecounty.org>; Carveth, Brenna

<BCARVETH@SpokaneCounty.gov>; Brown, Eldon <ebrown@spokanecity.org>

Subject: RE: Latah Glen Preliminary Long Plat - Marshall Road Traffic Analysis (city file no. Z25-371PPLT)

Dave,

Thanks for responding. My understanding is that the letter was intended to address the County's concerns and alleviate the need for a new traffic analysis given the assumptions by Whipple

Engineering that drivers from the Latah Glen Development are not going to choose to travel south on a gravel road into the County when they can utilize US 195. This said, I am happy to add a condition of approval that need to be met prior to final plat approval that would include identified mitigation for traffic exceeding XX vehicle trips per day, etc.

FYI – WSDOT is requiring a new traffic analysis prior to the 60th home being occupied to assess the need for additional mitigation on US195 (which aligns with their proposed phase I of the plat). I have included a WSDOT condition below as an example for you to reference in case this is helpful.

WSDOT example condition:

The applicant shall update the traffic analysis prior to the approval of the plans that would allow the occupancy of the 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 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.

Thank you again for your time and consideration.

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Melissa Owen | City of Spokane | Planning & Development Services

509.625.6063 | mowen@spokanecity.org



From: Istrate, Dave <DISTRATE@spokanecounty.gov>
Sent: Tuesday, October 14, 2025 1:51 PM
To: Owen, Melissa <mowen@spokanecity.org>; Note, Inga <inote@spokanecity.org>
Cc: Greene, Barry <BGreene@spokanecounty.org>; Carveth, Brenna <BCARVETH@SpokaneCounty.gov>; Brown, Eldon <ebrown@spokanecity.org>
Subject: Re: Latah Glen Preliminary Long Plat - Marshall Road Traffic Analysis (city file no. Z25-371PPLT)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good afternoon Melissa,

The letter from WCE does not provide any distribution figures and I just wanted to clarify whether this letter is intended to satisfy the condition you drafted up for mitigation to the county.

We like your condition and will get with the county engineer to determine the extent of the mitigation, just wanted to make sure that we will see a separate letter with analysis prior to final plat.

Sincerely,

David Istrate

Traffic and Transportation Project Manager, Public Works



Cell: 509-818-4715

Office: 509-477-7653

From: Greene, Barry <BGreene@spokanecounty.org>
Sent: Monday, October 13, 2025 9:05 AM
To: Istrate, Dave <DISTRATE@spokanecounty.gov>; Carveth, Brenna <BCARVETH@SpokaneCounty.gov>
Subject: FW: Latah Glen Preliminary Long Plat - Marshall Road Traffic Analysis (city file no. Z25-371PPLT)

From: Owen, Melissa <mowen@spokanecity.org>
Sent: Monday, October 13, 2025 8:12 AM
To: Greene, Barry <BGreene@spokanecounty.org>
Subject: FW: Latah Glen Preliminary Long Plat - Marshall Road Traffic Analysis (city file no. Z25-371PPLT)

Barry,

I apologize, I accidently sent this to Berry here at the City instead of to you. Thank you.

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Melissa Owen | City of Spokane | Planning & Development Services

509.625.6063 | mowen@spokanecity.org



From: Owen, Melissa

Sent: Thursday, October 9, 2025 3:49 PM

To: Ellison, Berry <bellison@spokanecity.org>; Istrate, Dave C. <dcistrate@spokanecounty.org>

Cc: Note, Inga <inote@spokanecity.org>; Brown, Eldon <ebrown@spokanecity.org>

Subject: Latah Glen Preliminary Long Plat - Marshall Road Traffic Analysis (city file no. Z25-371PPLT)

Berry and Dave,

Inga is out of the office so I'm reaching out with a letter from Whipple Consulting Engineering regarding the anticipated traffic on Marshall Rd. Please let us know if a brief virtual meeting or call would be helpful to determining any conditions of approval for the proposed plat. Thank you for your time and consideration.

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Melissa Owen | City of Spokane | Planning & Development Services

509.625.6063 | mowen@spokanecity.org



From: [Istrate, Dave](#)
To: [Owen, Melissa](#); [Note, Inga](#); [Greene, Barry](#)
Cc: [Carveth, Brenna](#); [Brown, Eldon](#)
Subject: Re: Latah Glen Preliminary Long Plat - Marshall Road Traffic Analysis (city file no. Z25-371PPLT)
Date: Monday, October 20, 2025 1:35:59 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Outlook-namomp0t.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Good Afternoon,

After discussing with Barry and Matt, we agree with Inga's assumptions and will not require any mitigation at this time. We would like to include the following conditions:

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

Let me know if you have any questions.

Sincerely,

David Istrate

Traffic and Transportation Project Manager, Public Works



Cell: 509-818-4715
Office: 509-477-7653

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

Exhibit 12.d - Notice Documents

September 11, 2025

Storhaug Engineering
C/O Clifton Trimble
510 E Third Ave
Spokane, WA 99202

Subject: Combine Notice of Application and Public Hearing, Notice of SEPA Instructions – File Z25-371PPLT

Mr. Trimble,

After a review of the above-described application, it has been determined to be technically complete according to the Spokane Municipal Code Section 17G.061.120. As the applicant, you are required to complete the following methods of public notice for the Notice of Application, SEPA, and Public Hearing. This notice will initiate a 15-day public comment period on the application, SEPA, and public hearing before the Hearing Examiner. The dates below are filled out with the assumption that you will be posting and mailing no later than **September 19, 2025**. Please provide posted and mailed notice in the following forms:

1. Post the property with a minimum of **two (X2) 4 x 4-foot sign (min size sign) on the property facing S. Inland Empire Way and S. Marshall Rd.** or another appropriate and visible area as outlined in the Spokane Municipal Code Section 17G.061.210 on or before **September 19, 2025**. The posted sign should read:

**NOTICE OF APPLICATION, SEPA, AND PUBLIC HEARING
PROPOSED LATAH GLEN PRELIMINARY LONG PLAT
File #: Z25-371PPLT**

PUBLIC COMMENT DUE: Oct. 3, 2025

**PUBLIC HEARING: Oct. 30, 2025, at 9:00AM
LOCATION: Council Briefing Center, City Hall Lower Level,
808 W. Spokane Falls Blvd., Spokane, WA**

**PROPOSED USE: 142 single-family lots on 39.29 acres
APPLICANT: Storhaug Engineering (509-242-1000)**

**SEPA: Anticipated MDNS under WAC 197-11-355.
SEPA comment deadline is Oct. 3, 2025.**

**City Contact: 509-625-6063
<https://my.spokanecity.org/projects/latah-glen-residential-preliminary-long-plat/>**

Please note that all text must be in **red**. The first line of text on the sign “NOTICE OF APPLICATION, SEPA, AND PUBLIC HEARING” must be in four-inch letters. All subsequent line(s) of text may be in three-inch letters.

2. Post the **Notice of Application and Public Hearing and SEPA Notice of Application (2 letters) with notification map**, in public posting locations on or before **September 19, 2025**, including:
 - a. City Hall
 - b. Downtown Public Library
 - c. The closest City Library to the project location or other public facility in proximity to the project location (The community center in the closest proximity appears to be Southwest Spokane Community Center, 310 S Spruce St, Spokane, WA 99201).
3. Mail the **Notice of Application and Public Hearing and SEPA Notice of Application (2 letters) with notification map** to all property owners and taxpayers (shown by the most recent Spokane County Assessor's record) as well as residents/occupants within **400 feet** of the subject property, including any property that is contiguous and under the same or common ownership and control, on or before **September 19, 2025**.

Please note that the taxpayer notice is required when the taxpayer address is different than the owner. Occupant notice is required when neither the owner nor taxpayer address is the parcel site address.

4. The applicant is responsible for notifying the Neighborhood Council as part of the notification procedures. Please send a copy of the **Notice of Application and Public Hearing and SEPA Notice of Application (2 letters) with notification map** to the Latah/Hangman and Grandview/Thorp Neighborhood Council representatives listed below on or before **September 19, 2025**:

Latah/Hangman Representatives

Interim Chair/Vice Chair: Stephanie Watson and Joe Lenti, latahvalleync@gmail.com

Grandview/Thorp Representatives

Chair: Joy Sheikh, gtna.execs@gmail.com

Vice Chair: Dan Stoick, gtna.execs@gmail.com

5. The **Notice of Application, SEPA, and Public Hearing** must be published in a **legal newspaper** of general circulation on the **same day for two consecutive weeks**, the **first** no later than the number of days specific for the particular application type as per 17G.061.210. **This action must be affirmed by the filing of an affidavit evidencing compliance.** The first newspaper notice will need to be published on or before **September 19, 2025**.

In addition, you must submit an affidavit of posting/mailing at the conclusion the public comment period and **sign removal after the conclusion/closure of the public hearing.** **Please leave the notice sign(s) up on the property until after the closure of the public hearing.** If you have any questions, please feel free to call me at 625-6063 or email mowen@spokanecity.org

Sincerely,



Melissa Owen
Assistant Planner
City of Spokane Planning & Development Services

Attached:

Notification Letters (x2) with Notification Map

Newspaper Notice

Notification Parcel List

Affidavit of Individual Notice, Public Posting, and Sign Removal

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

Notice is hereby given that Storhaug Engineering, representing Latah Glen, LLC., applied for a Preliminary Long Plat on June 11, 2025. This application was determined to be technically complete on September 11, 2025. The City of Spokane is hereby holding a public hearing before the Hearing Examiner on **Thursday, October 30, 2025, at 9:00 am**. The hearing will be held in person at the designated time in the Council Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

For additional information contact City of Spokane Planning and Development at:

Melissa Owen, Planner II
Development Services Center,
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6063
Email: mowen@spokanecity.org
Web: <https://my.spokanecity.org/projects/latah-glen-residential-preliminary-long-plat/>

APPLICATION INFORMATION

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

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

File Number: Z25-371PPLT

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

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

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

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

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

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

Current Zoning: Residential 1 (R1)

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

Public Hearing Process Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the Preliminary Long Plat application. A combined Notice of Application, SEPA, and Public Hearing will be posted on the property and mailed to all **property owners** and **taxpayers** of record, as shown by the most recent Spokane County Assessor's record, and **occupants** of addresses of property located within a four hundred foot (400') radius of any portion of the boundary of the subject property, including any property that is contiguous and under the same or common ownership and control. This combined Notice of Application, SEPA, and Public Hearing will initiate a 15-day public comment period in which interested person may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. Once the public comment period has ended, staff will issue a Staff Report to the Hearing Examiner. Finally, a Public Hearing will be held in front of the City of Spokane Hearing Examiner. Written comments and oral testimony at the public hearing for this proposed action will be made part of the public record. **Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner.**

Written comments should be mailed, delivered, or emailed to the city staff identified above.

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

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd., Spokane, WA, 99201; or ddecorde@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.



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

Notice of Application

Optional DNS per WAC 197-11-355

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

Date of Issuance: 9/15/2025

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

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

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

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

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

Date of Permit Application: 6/11/2025

Determined Complete: 9/11/2025

Comment Due Date: 10/3/2025

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

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

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

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

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

Anticipated Mitigations:

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

1. Per the traffic analysis, vehicular traffic from this project is expected to add 43 ~~19~~ AM trips and 5-12 PM trips to the NB US 195 to EB I-90 ramp. WSDOT has commented that no additional peak hour trips may be added to the ramp due to safety concerns. Latah Glen is required to complete an improvement to the US 195 corridor that will reduce the impact of its traffic on NB US 195 to EB I-90 ramp ("Mitigation Project(s)"). Latah Glen may not receive final plan approval until a financial commitment is in place (secured by a letter of credit or bond), which has been approved by the City, providing for the design and construction for the Mitigation Project(s), which shall be under contract for construction within one year from the final plan approval. The details of the mitigation project(s) will be agreed upon by the developers, City, and WSDOT. The applicant's contributions to funding the design and construction of the mitigation project will qualify for a credit against transportation impact fees per SMC 17D.075.070.

2. The applicant shall improve Inland Empire Way from the proposed site access to US 195. This improvement shall consist of paving the roadway, providing a separated sidewalk, drainage facilities, signage, etc. in a manner consistent with City of Spokane standards, application conditions of approval, and the Storhaug Engineering plans for this section of roadway.

3. The applicant shall update the traffic analysis prior to the approval of the plans that would allow the occupancy of the 400th-60th residential unit. This updated traffic analysis shall evaluate the need for a right turn lane at the intersection of US 195 and Inland Empire Way in the southbound direction. If this right turn lane is deemed necessary, the applicant shall enter into a WSDOT development agreement for the design and construction of this right turn lane with the approval of the 400th-60th residential unit. As part of the development agreement the applicant can bond for the construction of the turn lane in the next construction season.

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

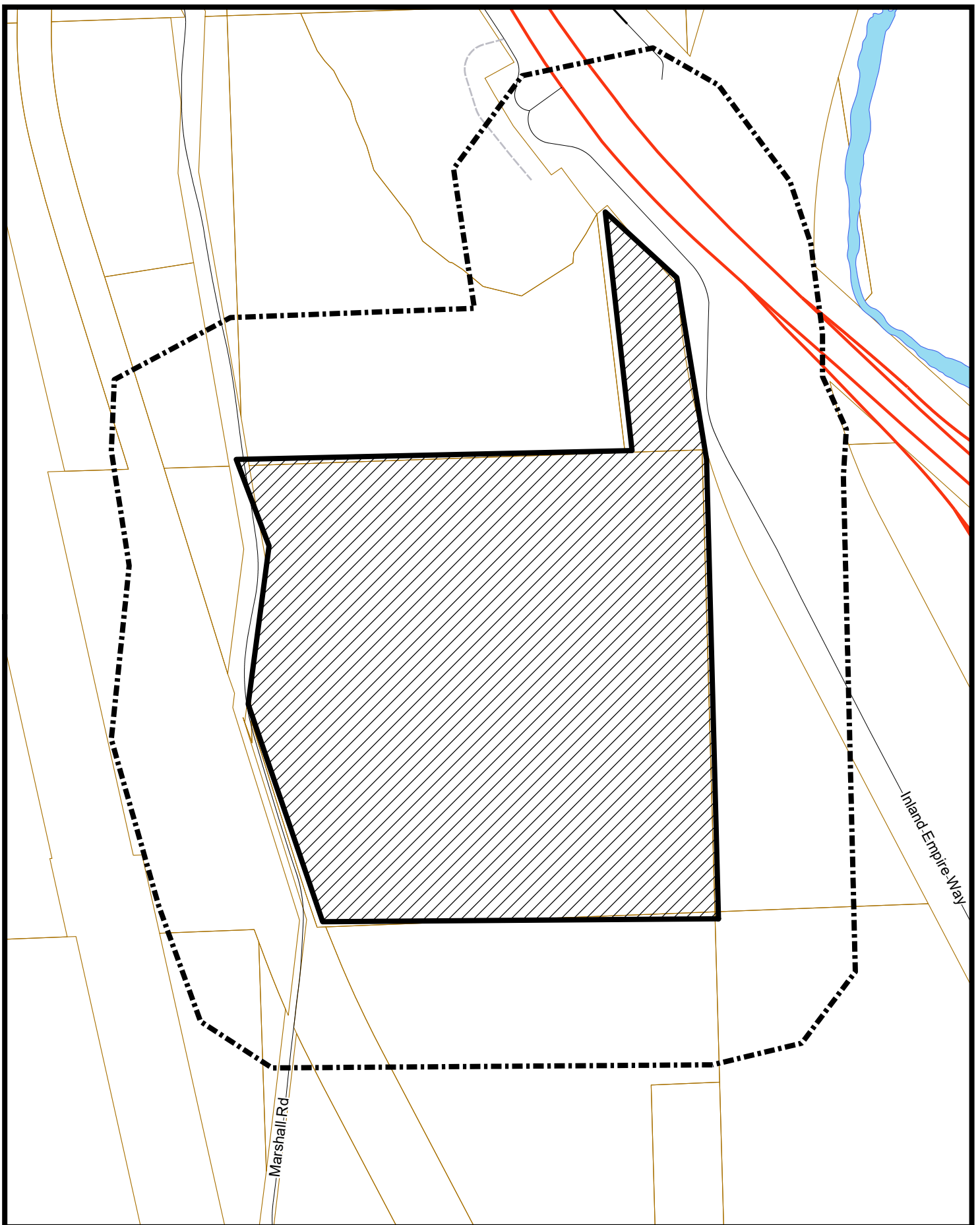
Responsible official: Spencer Gardner

Position/Title: Planning Director

SEPA Coordinator: Melissa Owen; mowen@spokanecity.org **Phone:** 509-625-6063

Address: City of Spokane
Development Services Center, Attention: Melissa Owen
808 West Spokane Falls Boulevard
Spokane, WA 99201-3343

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



Legend
Parcels
Notification district
Project Site



APPLICANT: Storhaug Engineering
PROPOSAL: 142 lot Long plat

36-25-42

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

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

Notice is hereby given that Storhaug Engineering, representing Latah Glen, LLC., applied for a Preliminary Long Plat on June 11, 2025. This application was determined to be technically complete on September 11, 2025. The City of Spokane is hereby holding a public hearing before the Hearing Examiner on **Thursday, October 30, 2025, at 9:00 am**. The hearing will be held in person at the designated time in the Council Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing.

For additional information contact City of Spokane Planning and Development at:

*Melissa Owen, Planner II
Development Services Center,
808 West Spokane Falls Boulevard
Spokane, WA 99201-3329
Phone: (509) 625-6063
Email: mowen@spokanecity.org
Web: <https://my.spokanecity.org/projects/latah-glen-residential-preliminary-long-plat/>*

APPLICATION INFORMATION

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

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

File Number: Z25-371PPLT

Public Comment Period: Comments received by October 6, 2025, at 5 PM will be included in the project staff report. Written comments received by October 29, 2025, by 5 PM will be forwarded to the hearing examiner for inclusion in the project public record.

SEPA: In Review. The City anticipates issuing a Mitigated Determination of Non-significance (MDNS) under WAC 197-11.355. See enclosed SEPA Notice of Application. A copy of the subsequent threshold determination will be sent to those who provide comment and will be made available on the project website. **The last day to provide comment on SEPA is Friday, October 6, 2025, at 5 pm.**

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

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

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

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

Current Zoning: Residential 1 (R1)

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

Public Hearing Process Once a Community Meeting has been completed, the applicant is authorized to make application to the City of Spokane for the review of the Preliminary Long Plat application. A combined Notice of Application, SEPA, and Public Hearing will be posted on the property and mailed to all **property owners** and **taxpayers** of record, as shown by the most recent Spokane County Assessor's record, and **occupants** of addresses of property located within a four hundred foot (400') radius of any portion of the boundary of the subject property, including any property that is contiguous and under the same or common ownership and control. This combined Notice of Application, SEPA, and Public Hearing will initiate a 15-day public comment period in which interested person may submit written comments to the address of the City Staff. This notice will contain the date, time, and location of the public hearing. Once the public comment period has ended, staff will issue a Staff Report to the Hearing Examiner. Finally, a Public Hearing will be held in front of the City of Spokane Hearing Examiner. Written comments and oral testimony at the public hearing for this proposed action will be made part of the public record. **Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner.**

Written comments should be mailed, delivered, or emailed to the city staff identified above.

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

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Notice of Application

Optional DNS per WAC 197-11-355

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

Date of Issuance: 9/15/2025

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

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

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

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

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

Date of Permit Application: 6/11/2025

Determined Complete: 9/11/2025

Comment Due Date: ~~10/3/2025~~ 10/06/25 (M. Owen, Sept 22, 2025)

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

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

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

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

The SEPA comment period will end ~~October 8, 2025~~ ^{October 6, 2025 (M. Owen, Sept 22, 2025)}. It is probable that a Determination of Non-Significance or Mitigated Determination of Non-significance will be issued for this proposal. The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** A copy of the completed SEPA Checklist and any other information concerning this proposal may be obtained by contacting Melissa Owen at mowen@spokanecity.org or obtained from the project webpage at <https://my.spokanecity.org/projects/latah-glen-residential-preliminary-long-plat/>.

Anticipated Mitigations:

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

1. Per the traffic analysis, vehicular traffic from this project is expected to add 43 ~~19~~ AM trips and 5-12 ~~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 ~~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 ~~400th-60th~~ residential unit. As part of the development agreement the applicant can bond for the construction of the turn lane in the next construction season.

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

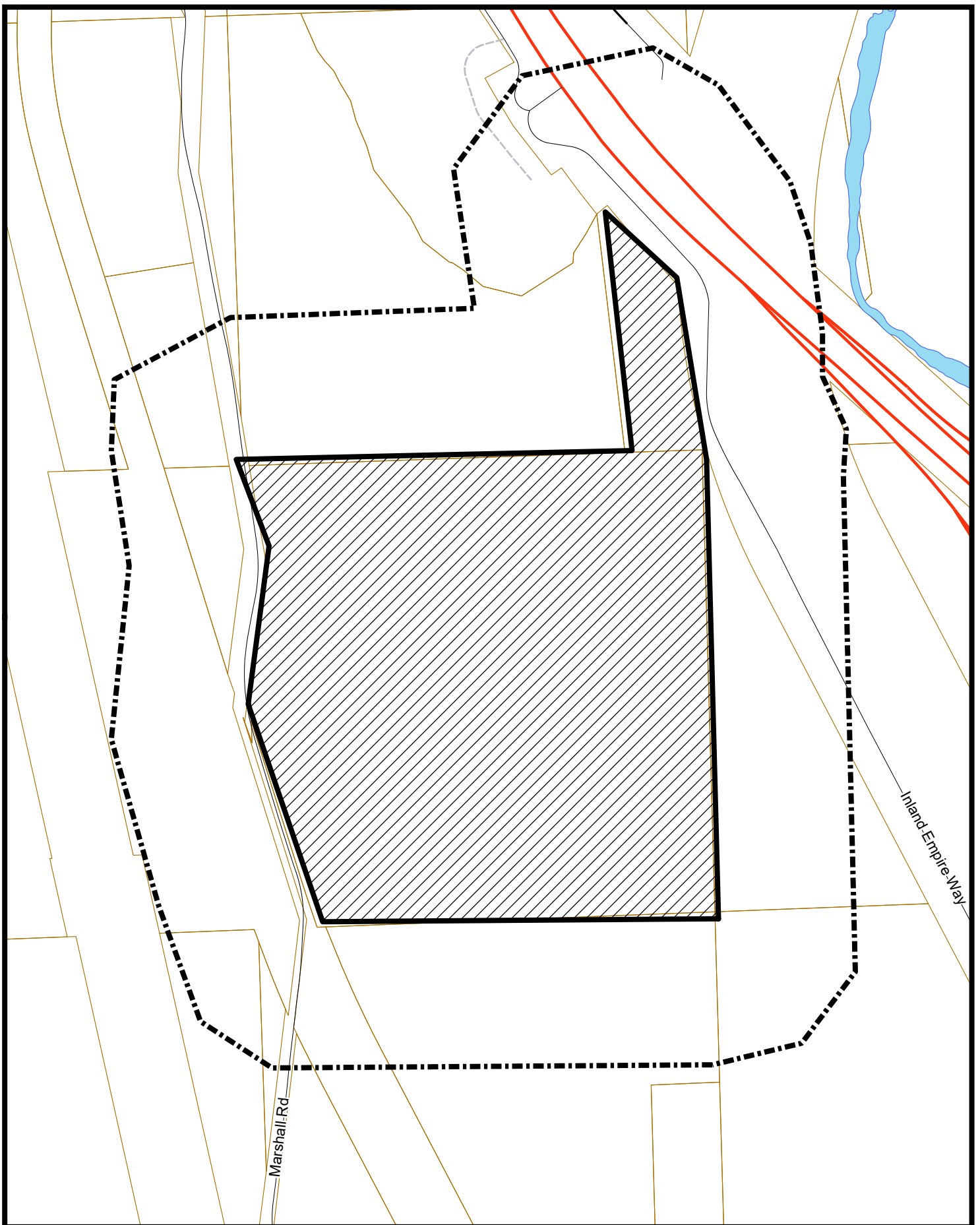
Responsible official: Spencer Gardner

Position/Title: Planning Director

SEPA Coordinator: Melissa Owen; mowen@spokanecity.org **Phone:** 509-625-6063

Address: City of Spokane
Development Services Center, Attention: Melissa Owen
808 West Spokane Falls Boulevard
Spokane, WA 99201-3343

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



Legend
Parcels
Notification district
Project Site



APPLICANT: Storhaug Engineering
PROPOSAL: 142 lot Long plat

36-25-42

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

NOTICE OF APPLICATION, SEPA, AND HEARING
Preliminary “Latah Glen Residential” Long Plat
File No. Z25-371PPLT

Notice is hereby given that Storhaug Engineering, representing Latah Glen, LLC., applied for a Type III Preliminary Long Plat on June 11, 2025. This application was determined to be technically complete on September 11, 2025. **There will be a public hearing on this proposal** before the City of Spokane Hearing Examiner on **Thursday, October 30, 2025, at 9:00am.** The hearing will be held in the Council Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Boulevard, Spokane, WA.

Any person may submit written comments on the proposal and/or appear at the public hearing.

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

The public is encouraged to submit written comments prior to the hearing via mail or email to: City of Spokane Development Services Center (3rd Floor) C/O Melissa Owen, 808 W Spokane Falls Blvd, Spokane, WA 99201 or via email to mowen@spokanecity.org (phone 509-625-6063).

Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner.

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

Applicant: Storhaug Engineering
510 E. 3rd Avenue Spokane, WA 99202
509-242-1000 (clifton.trimble@storhaug.com)

SEPA: In review. The City anticipates issuing a Mitigated Determination of Non-significance (MDNS) under **WAC 197-11-355** optional DNS process. A copy of the subsequent threshold determination will be sent to those who provide comment and will be made available on the project website. **The last day to provide comment on SEPA is Friday, October 3, 2025, at 5 pm.**

To view more information including Site Plan, Technical Documents, SEPA checklist, etc., visit:

<https://my.spokanecity.org/projects/latah-glen-residential-preliminary-long-plat/>.

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Latah Glen Project Parcels

25361.0004	LATAH GLEN, LLC	6914 S PHEASANT F	SPOKANE	WA
25364.0001	LATAH GLEN, LLC	6914 S PHEASANT F	SPOKANE	WA

Notification District Parcels

Parcel No.	Owner Name	Owner Address	Owner City	Owner State
25361.0014	STATE OF WASHING	2714 N MAYFAIR ST	SPOKANE	WA
25361.0047	GIRTZ, PATRICK M/M	206 W NEBRASKA	SPOKANE	WA
25361.0048	GIRTZ, PATRICK M/M	206 W NEBRASKA	SPOKANE	WA
25362.0027	CORRICK, ROBERT	3500 S MARSHALL F	SPOKANE	WA
25362.0028	CORRICK, CHRIS &	1816 E 64TH AVE	SPOKANE	WA
25363.0002	ELLISON, DIANA L/C	3600 S MARSHALL F	SPOKANE	WA
25363.0016	WASH STATE DEPT (	1111 WASHINGTON	OLYMPIA	WA
25364.0003	CRIDER, JUSTIN T	4305 S MARSHALL F	SPOKANE	WA
25364.0004	WILKE, JEFF & JOLEI	1825 W 44TH	SPOKANE	WA
25364.0017	STATE OF WASHING	7150 CLEARWATER	OLYMPIA	WA
25364.0018	STATE OF WASHING	7150 CLEARWATER	OLYMPIA	WA
25365.0019	SPOKANE, CITY OF	808 W SPOKANE FA	SPOKANE	WA

99224	LATAH GLEN LLC	6914 S PHEASANT F SPOKANE	WA
99224	LATAH GLEN LLC	6914 S PHEASANT F SPOKANE	WA

Owner Zip	Taxpayer name	Taxpayer Address	Taxpayer City	Taxpayer State
99207-2090	WSDOT RES PARCE	2714 N MAYFAIR ST	SPOKANE	WA
99218	GIRTZ, PATRICK M/M	206 W NEBRASKA	SPOKANE	WA
99218	GIRTZ, PATRICK M/M	206 W NEBRASKA	SPOKANE	WA
99224-4616	CORRICK, ROBERT I	3500 S MARSHALL F	SPOKANE	WA
99223	CORRICK, CHRIS &	1816 E 64TH AVE	SPOKANE	WA
99224	ELLISON, DIANA L/C	3600 S MARSHALL F	SPOKANE	WA
98504	WA STATE DEPT OF	1111 WASHINGTON	OLYMPIA	WA
99224	CRIDER, JUSTIN T	4305 S MARSHALL F	SPOKANE	WA
99224	WILKE, JEFF & JOLEI	1825 W 44TH	SPOKANE	WA
98504	STATE OF WASHING	7150 CLEARWATER	OLYMPIA	WA
98504	WA STATE PARKS &	PO BOX 42650	OLYMPIA	WA
99201-3333	CITY OF SPOKANE	808 W SPOKANE FA	SPOKANE	WA

99224	3504 S INLAND EMF SPOKANE	WA	99224
99224	1925 W 36TH SPOKANE	WA	99224

Taxpayer Zip	Site Address	Site City	Site State	Site Zip
99207-2090	3501 S INLAND EMF SPOKANE		WA	99224
99218	3418 S SPRING CRE SPOKANE		WA	99224
99218	3303 S INLAND EMF SPOKANE		WA	99224
99224-4616	3500 S MARSHALL F SPOKANE		WA	99224
99223	3456 S MARSHALL F SPOKANE		WA	99224
99224-4600	3600 S MARSHALL F SPOKANE		WA	99224
98504	Unassigned Addres: Spokane		WA	99224
99224	4305 S MARSHALL F SPOKANE		WA	99224
99224	1800 W 44TH AVE SPOKANE		WA	99224
98504	3902 S MARSHALL F SPOKANE		WA	99224
98504-2650	0 .UNKNOWN SPOKANE		WA	99224
99256-0001	Unassigned Addres: Spokane		WA	99224



Individual Notice Affidavit

Rev.20240816

State of Washington

County of Spokane

Luke Engell; Storhaug Engineering, being first duly sworn, deposes and says:

At all times mentioned herein, I was and now am, a citizen of the United States of America over the age of eighteen years.

On the 19th day of September, 2025, I [CIRCLE ONE] hand delivered or deposited in the United States mail, with sufficient postage prepaid, a true and correct copy of the individual public notice of [CIRCLE ALL THAT APPLY] community meeting, traffic study meeting, application, or public hearing to the recorded real property owners, taxpayers and occupants, as shown on the Spokane County Assessor's records as of the 19th day of September, 2025, who have been found to own property within four hundred feet, not counting the width of right of ways, of the property that is the subject of the application and any property that is contiguous and under the same or common ownership as the subject property. The notices were addressed and sent or delivered to those addresses. Sufficient means were used to obtain valid addresses for all properties within the notification boundary. A copy of the individual notice is attached and incorporated by reference.

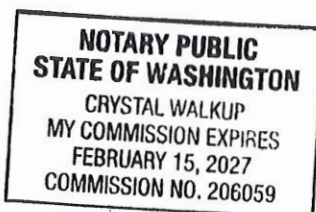
Handwritten signature of Luke Engell.

Signature of Applicant or Agent

9/19/2025

Date

Signed and sworn to before me this 19 day of September, 2025.



Handwritten signature of Crystal Walkup.

Notary Public in and for the State of Washington

02/15/2027

Appointment expiration date



Public Notice

Affidavit

State of Washington
County of Spokane

Luke Engell, Storhaug Engineering, being first duly sworn, deposes and says:

At all times mentioned herein, I was and now am, a citizen of the United States of America over the age of eighteen years.

On the 19th day of September, 2025, I personally posted a sign(s) as required in the City of Spokane Municipal Code at the following locations:

I also posted notice, identical in form and content to the individual written notice at the required official public notice posting locations, including:

- ☐ Main City public library
- ☒ Branch library, closest to subject property, which is located at: 3324 S Perry St, Spokane, WA 99203
- ☐ City Hall space officially designated for posting notices
- ☐ Any other public building or space which the City Council formally designates as an official public notice posting location, including electronic locations.

Luke Engell

Signature of Applicant or Agent

9/19/2025

Date

Signed and sworn to before me this 19 day of September, 2025.

NOTARY PUBLIC
STATE OF WASHINGTON
CRYSTAL WALKUP
MY COMMISSION EXPIRES
FEBRUARY 15, 2027
COMMISSION NO. 206059

Crystal Walkup
Notary Public in and for the State of Washington

02/15/2027

Appointment expiration date

Updated: September 2020

From: [Clifton Trimble](#)
To: [Owen, Melissa](#); [Jerry Storhaug](#); [Morgan Will](#); [Luke Engell](#)
Subject: RE: Latah Glen PPLT Z25-371PPLT - Initial Agency Review - Comment Letter (revisions required)
Date: Tuesday, September 23, 2025 6:55:37 AM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)
[image022.png](#)
[image023.png](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Melissa,

The updated notice was hand delivered to the mailbox cluster of the adjacent RV facility yesterday evening. Let me know if you need anything else on this.

Thank you very much for rallying on this to keep our hearing schedule.

Cheers,

Clifton Trimble, Planner III



civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, wa 99202
office: 509.242.1000 | [www.storhaug.com](#)
direct: 509.266.0029



From: Owen, Melissa <mowen@spokanecity.org>
Sent: Monday, September 22, 2025 3:02 PM
To: Clifton Trimble <clifton.trimble@storhaug.com>; Jerry Storhaug <jerry.storhaug@storhaug.com>; Morgan Will <morgan.will@storhaug.com>; Luke Engell <luke.engell@storhaug.com>
Subject: RE: Latah Glen PPLT Z25-371PPLT - Initial Agency Review - Comment Letter (revisions required)

Clifton,
You can either mail these or if there is an option to hand deliver that is fine too. The occupant letters need to be sent to all occupants within the 400' boundary if/when the site address does not match the owner or taxpayer address. When I spoke to Luke a moment ago, he thought that the site address had been compared with the owner/taxpayer addresses for all other locations. It sounds like the RV park location is the only location where you may have individual occupants that were not notified with the mailing that was sent this past Friday.

Let me know if you have questions and if you need more time to get this out the door, I can update the letter as needed. I have a day or two wiggle room to work with regard to the timeline.

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: Clifton Trimble <clifton.trimble@storhaug.com>
Sent: Monday, September 22, 2025 2:52 PM
To: Owen, Melissa <mowen@spokanecity.org>; Jerry Storhaug <jerry.storhaug@storhaug.com>; Morgan Will <morgan.will@storhaug.com>; Luke Engell <luke.engell@storhaug.com>
Subject: RE: Latah Glen PPLT Z25-371PPLT - Initial Agency Review - Comment Letter (revisions required)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Thank you. This is just to be mailed to the RV portion, as noted earlier, correct?

Clifton Trimble, Planner III



civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, wa 99202
office: 509.242.1000 | [www.storhaug.com](#)
direct: 509.266.0029



From: Owen, Melissa <mowen@spokanecity.org>
Sent: Monday, September 22, 2025 2:49 PM
To: Clifton Trimble <clifton.trimble@storhaug.com>; Jerry Storhaug <jerry.storhaug@storhaug.com>; Morgan Will <morgan.will@storhaug.com>; Luke Engell <luke.engell@storhaug.com>
Subject: RE: Latah Glen PPLT Z25-371PPLT - Initial Agency Review - Comment Letter (revisions required)

All,
Sorry for the delay, we are short staffed today. The attached "occupant" notice of application, SEPA, and Hearing with Map can be used for your occupant notice. This will need to be postmarked today based on the comment due date of October 6th, 2025.

If need until tomorrow to get this post marked I can update this again and have it back to you before the end of the day. Thank you.

Please let me know if you have any questions.

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: Monday, September 22, 2025 12:29 PM
To: Clifton Trimble <clifton.trimble@storhaug.com>; Jerry Storhaug <jerry.storhaug@storhaug.com>; Morgan Will <morgan.will@storhaug.com>; Luke Engell <luke.engell@storhaug.com>
Subject: RE: Latah Glen PPLT Z25-371PPLT - Initial Agency Review - Comment Letter (revisions required)

Clifton,
I talked with the hearing examiner office. We can change the due date on the letters for the occupants to give them they full notice period. And I'll note my staff report with this detail.

I'll update the letters really quickly with the new dates for comments for the occupants and send them back over to you ASAP. 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

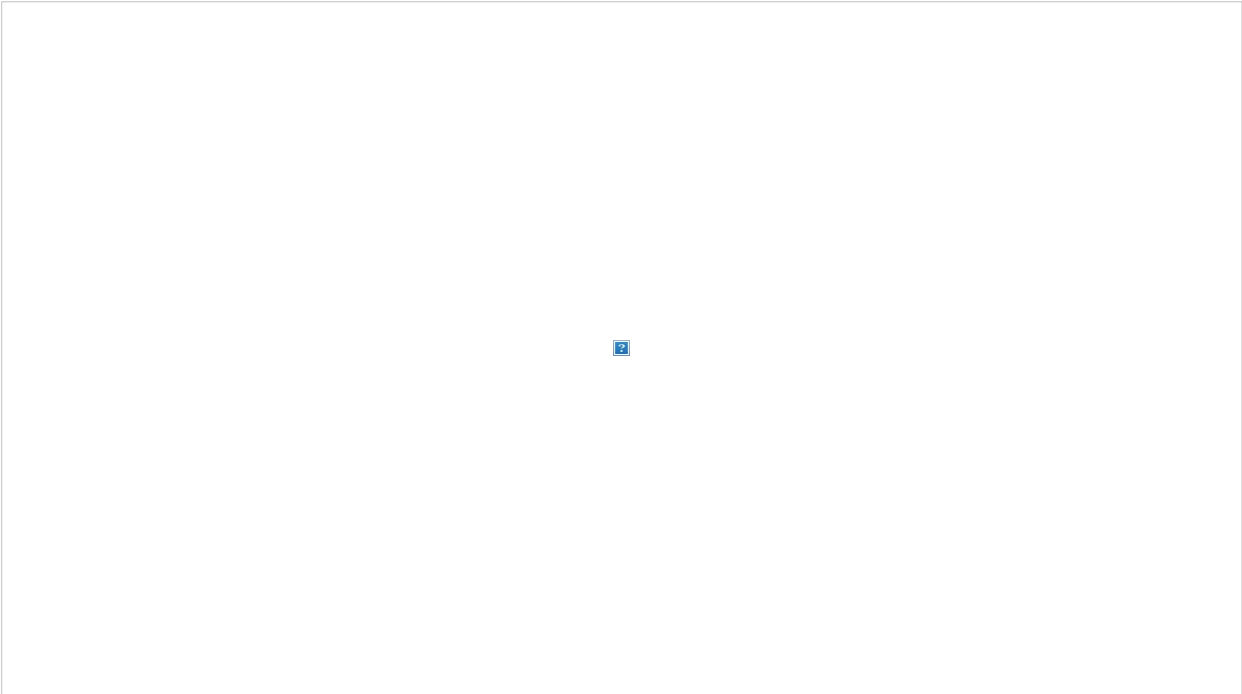


From: Clifton Trimble <clifton.trimble@storhaug.com>
Sent: Monday, September 22, 2025 11:14 AM
To: Owen, Melissa <mowen@spokanecity.org>; Jerry Storhaug <jerry.storhaug@storhaug.com>; Morgan Will <morgan.will@storhaug.com>; Luke Engell <luke.engell@storhaug.com>
Subject: RE: Latah Glen PPLT Z25-371PPLT - Initial Agency Review - Comment Letter (revisions required)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Melissa,

I'm going to call you on this... We didn't mail/notice these 'occupants'. However, if we go out today and hand deliver, they'll actually receive the information in their mailbox sooner than if mailed at post office last Friday. If we do this, does this work for the City?



Clifton Trimble, Planner III



civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, wa 99202
office: 509.242.1000 | www.storhaug.com
direct: 509.266.0029





From: [Luke Engell](#)
To: gtnc.execs@gmail.com
Cc: [Morgan Will](#); [Owen, Melissa](#)
Subject: Latah Glen Notice of Application and Public Hearing and SEPA Notice of Application
Date: Friday, September 19, 2025 3:29:02 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[Notice of Application Letters_Combine Notice Document_15Sept2025.pdf](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Joy & Dan,

See the attached Notice of Application and Public Hearing and SEPA Notice of Application for the Grandview Thorp neighborhood.

Thanks,

Luke Engell



civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, wa 99202
direct. 509.266.0345 | office. 509.242.1000
www.storhaug.com



From: [Luke Engell](#)
To: latahvalleync@gmail.com
Cc: [Morgan Will](#); [Owen, Melissa](#)
Subject: Latah Glen Notice of Application and Public Hearing and SEPA Notice of Application
Date: Friday, September 19, 2025 3:28:57 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[Notice of Application Letters_Combine Notice Document_15Sept2025.pdf](#)

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Stephanie & Joe,

See the attached Notice of Application and Public Hearing and SEPA Notice of Application for the Latah/Hangman neighborhood.

Thanks,

Luke Engell



civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, wa 99202
direct. 509.266.0345 | office. 509.242.1000
www.storhaug.com



From: [Owen, Melissa](#)
To: ["duane.eagleridge@gmail.com"](mailto:duane.eagleridge@gmail.com)
Subject: FW: Latah Glen Notice of Application and Public Hearing and SEPA Notice of Application
Date: Wednesday, September 24, 2025 3:49:00 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[Notice of Application Letters_Combine Notice Document_15Sept2025.pdf](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Duane,

I'm forwarding this notice to you as it looks like our Neighborhood webpages were just updated with your contact information. This notice was already sent to the latahvalleync@gmail.com email last week based on the information available when noticing instructions were provided to the Latah Glen project applicant. 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: Luke Engell <luke.engell@storhaug.com>
Sent: Friday, September 19, 2025 3:29 PM
To: latahvalleync@gmail.com
Cc: Morgan Will <morgan.will@storhaug.com>; Owen, Melissa <mowen@spokanecity.org>
Subject: Latah Glen Notice of Application and Public Hearing and SEPA Notice of Application

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Stephanie & Joe,

See the attached Notice of Application and Public Hearing and SEPA Notice of Application for the Latah/Hangman neighborhood.

Thanks,

Luke Engell



civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, wa 99202
direct. 509.266.0345 | office. 509.242.1000
www.storhaug.com





Public Notice

Affidavit

State of Washington
County of Spokane

Melissa Owen, being first duly sworn, deposes and says:

At all times mentioned herein, I was and now am, a citizen of the United States of America over the age of eighteen years.

On the 15th day of Sept., 20 25, I personally posted a sign(s) as required in the City of Spokane Municipal Code at the following locations:

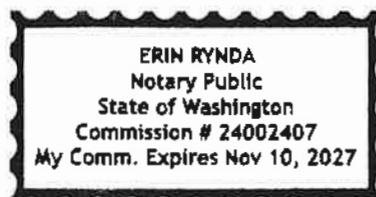
I also posted notice, identical in form and content to the individual written notice at the required official public notice posting locations, including:

- ☒ Main City public library
- ☐ Branch library, closest to subject property, which is located at: _____
- ☒ City Hall space officially designated for posting notices lower level & 3rd floors
- ☐ Any other public building or space which the City Council formally designates as an official public notice posting location, including electronic locations.

[Signature]
Signature of Applicant or Agent

09/19/25
Date

Signed and sworn to before me this 19 day of September, 20 25.



[Signature]
Notary Public in and for the State of Washington

11/10/2027
Appointment expiration date

THE SPOKESMAN-REVIEW

999 W Riverside Ave, Spokane, WA 99201

PUBLISHER'S AFFIDAVIT

STATE OF NEW YORK }
COUNTY OF ERIE } ss

Name: William Nasciemento C/O Storhaug Engineering **Client ID:** 167247
PO No: **No. Lines:** 119
Total Cost: \$1,084.34 **Campaign:** 233905

I, Kristi Palmiero do solemnly swear that I am a Authorized Representative of The Spokesman-Review, a newspaper established and regularly published, once each day in the English language, in and of general circulation in the City of Spokane, Spokane County, Washington; and in the City of Coeur d'Alene, Kootenai County, Idaho; that said newspaper has been so established and regularly published and has had said general circulation continuously for more than six (6) months prior to the 23rd day of July, 1941; that said newspaper is printed in an office maintained at its place of publication in the City of Spokane, Washington; that said newspaper was approved and designated as a legal newspaper by order of the Superior Court of the State of Washington for Spokane County on the 23rd day of July, 1941, and that said order has not been revoked and is in full force and effect; that the notice attached hereto and which is a part of the proof of publication, was published in said newspaper 2 time(s), the publication having been made once each time on the following dates:

September 19, 2025 and September 26, 2025.

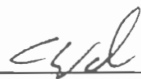
That said notice was published in the regular and entire issue of every number of the paper during the period of time of publication, and that the notice was published in the newspaper proper and not in a supplement.

Subscribed and sworn to before me this 30 day of

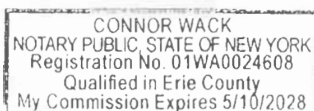
September, 2025



(Advertising Agent)



(Notary)



THE SPOKESMAN-REVIEW

999 W Riverside Ave, Spokane, WA 99201

PUBLISHER'S AFFIDAVIT

Campaign: 233905

NOTICE OF APPLICATION, SEPA, AND HEARING Preliminary "Lutah Glen Residential" Long Plat File No. 275-371991 Notice is hereby given that Shook Engineering, representing Lutah Glen LLC, is seeking for a New SE Preliminary Long Plat on June 11, 2025. This application was determined to be technically complete on September 11, 2025. There will be a public hearing on this proposal before the City of Spokane Hearing Examiner on Thursday, October 30, 2025, at 5:00 PM. The hearing will be held in the Central Briefing Center, 300th Level of City Hall, 800 W. Washington Falls, Bismarck, Spokane, WA. Any person may submit written comments on the proposal and/or appear at the public hearing. Notice - General Deadline Comments received by October 3, 2025, at 5 PM will be included in the project staff report. Written comments received by October 17, 2025, by 5 PM will be forwarded to the hearing examiner for inclusion in the project public record. The public is encouraged to submit written comments prior to the hearing via mail or email to City of Spokane Development Services Center (3rd Floor) C/O Melissa Dunn, 800 W. Spokane Falls Blvd, Spokane, WA 99201 or email to sepa@spokane.gov (phone 509-475-6063). Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner. Description of Proposal: The applicant is proposing to subdivide 37.73 acres of land into 147 lots and 11 tracts (11.3 acres) for open space & recreational use. The project is located on the eastern end of the city, adjacent to the Spokane River. The project is located on the eastern end of the city, adjacent to the Spokane River. The project is located on the eastern end of the city, adjacent to the Spokane River. Sealing: Shook Engineering 510 E. 3rd Avenue Spokane, WA 99202 509-247-1000 info@shookeng.com SEPA: To review the City of Spokane's review of the project, a determination of Non-Significance (DNS) under WAC 173-11-025, optional (1) process. A copy of the subsequent Threshold Determination will be sent to those who provide comments and will be made available on the project website. The final map is to be presented on SEPA on Friday, October 3, 2025, at 5 PM. To view more information including Site Plan, Technical Documents, SEPA checklist, etc., visit: https://www.spokane.gov/development-services/sepa/ AMERICAN WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its services, programs and services for persons with disabilities. The Central Briefing Center on the 300th level of Spokane City Hall, 800 W. Washington Falls Blvd., is wheelchair accessible and also is equipped with an automatic hearing system for persons with hearing loss. Materials may be viewed and upon presentation of a request to the hearing examiner, individuals requesting reasonable accommodations or other information may call or email Human Resources at 509-475-6177, 800 W. Spokane Falls Blvd., Spokane, WA 99201 or hr@spokane.gov. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us (509-475-6177) 24 hours before the hearing date.	
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LEGAL NOTICES

NOTICE OF APPLICATION, SEPA, AND HEARING

Preliminary "Latah Glen Residential" Long Plat
File No. 225-371P1P1

Notice is hereby given that Storhaug Engineering, representing Latah Glen, LLC, applied for a Type III Preliminary Long Plat on June 11, 2025. This application was determined to be technically complete on September 11, 2025. There will be a public hearing on this proposal before the City of Spokane Hearing Examiner on **Thursday, October 30, 2025, at 9:00am.** The hearing will be held in the Council Briefing Center, Lower Level of City Hall, 808 W. Spokane Falls Blvd., Spokane, WA.

Any person may submit written comments on the proposal and/or appear at the public hearing.

Written Comment Deadline:

Comments received by October 3, 2025, at 5 PM will be included in the project staff report. Written comments received by October 23, 2025, by 5 PM will be forwarded to the hearing examiner for inclusion in the project public record.

The public is encouraged to submit written comments prior to the hearing via mail or email to: City of Spokane Development Services Center (3rd Floor) C/O Melissa Owen, 808 W. Spokane Falls Blvd., Spokane, WA 99201 or via email to: mowen@spokane-city.org (phone 509-625-6063).

Only the applicant, persons submitting written comments, and persons testifying at a hearing may appeal the decision of the Hearing Examiner.

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

Applicant:

Storhaug Engineering
510 E. 3rd Avenue
Spokane, WA 99202
509-242-1000
(clifton.trimble@storhaug.com)

SEPA: In review. The City anticipates issuing a Mitigated Determination of Non-significance (MDNS) under WAC 197-11-355 optional DNS process. A copy of the subsequent threshold determination will be sent to those who provide comment and will be made available on the project website.

The last day to provide comment on SEPA is Friday, October 3, 2025, at 5 pm.

To view more information including Site Plan, Technical Documents, SEPA checklist, etc., visit:

<https://my.spokane-city.org/projects/latah-glen-residential-preliminary-long-plat/>

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION:

The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6373, 808 W. Spokane Falls Blvd., Spokane, WA, 99201, or ddecorde@spokane-city.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date. SR233905

LEGAL NOTICES

Trustee Sale # 128755-WA Title # 240557468-WA-MSI Notice of Trustee's Sale Grantor(s): TROY D. DUNN AND TINA E. DUNN, HUSBAND AND WIFE. Grantee(s): PACIFIC NORTHWEST TITLE COMPANY OF SPOKANE, as Trustee. Original beneficiary of the deed of trust: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR PROGRESSIVE LENDING L.L.C., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS. Current beneficiary of the deed of trust: TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE. Current trustee of the deed of trust: CLEAR RECON CORP. Current mortgage servicer of the deed of trust: SELECT PORTFOLIO SERVICING. Reference number of the deed of trust: 5439451. Parcel number(s): 0309539054 PTN OF SEC 9, T23N, R40E, W14E, J44A, PCL 15, REC NO. 8001030229.1. NOTICE IS HEREBY GIVEN THAT the undersigned, CLEAR RECON CORP. 601 West 1st Avenue, Suite 1400, Spokane, WA 99201, Trustee will on 10/24/2025 at 10:00 AM at the South entrance of the Spokane County Courthouse located at 1116 West Broadway Avenue, Spokane, WA 99260 sell at public auction to the highest and best bidder, payable, in the form of cash, or cashier's check or certified checks from federally or State chartered banks, at the time of sale, the following described real property, situated in the County of Spokane, State of Washington, to-wit: THAT PORTION OF SECTION 9, TOWNSHIP 23 NORTH, RANGE 40 EAST OF THE WILLAMETTE MERIDIAN, LYING EAST OF MALLOY PRAIRIE ROAD CENTERLINE, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 89°06'52" WEST, 1,398.15 FEET ALONG THE NORTH LINE OF SAID SECTION 9; THENCE SOUTH 22°55'35" WEST, 708.68 FEET; THENCE SOUTH 27°37'03" WEST, 880.31 FEET; THENCE SOUTH 03°20'49" WEST, 1,583.11 FEET; THENCE SOUTH 15°22'20" EAST, 685.09 FEET; THENCE SOUTH 11°05'11" EAST, 631.25 FEET; THENCE SOUTH 02°04'06" EAST, 318.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°04'06" EAST, 333.32 FEET; THENCE NORTH 88°02'20" WEST, 1,397.63 FEET; THENCE NORTHERLY 333.73 FEET, ARC DISTANCE ALONG SAID ROAD LINE HORIZONTAL CURVE LEFT WITH 1,432.50 FEET RADIUS; THENCE SOUTH 88°02'20" EAST, 1,333.72 FEET TO THE POINT OF BEGINNING; ALSO KNOWN AS PARCEL 15 OF SURVEY, UNDER AUDITOR'S FILE NO. 8001030229. Commonly known as: 17517 S MALLOY PRAIRIE RD CHENEY, WA 99004 which is subject to that certain Deed of Trust dated 9/19/2006, recorded 9/26/2006, as Auditor's File No. 5439451, the subject Deed of Trust was modified by Loan Modification recorded on 10/07/2016 as Instrument 6542040 records of Spokane County, Washington, from TROY D. DUNN AND TINA E. DUNN, HUSBAND AND WIFE, as Grantor(s), to PACIFIC NORTHWEST TITLE COMPANY OF SPOKANE, as Trustee, to secure an obligation in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR PROGRESSIVE LENDING L.L.C., BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, the beneficial interest in which was assigned to TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, under an Assignment recorded under Auditor's File No. 7386907. II. No action commenced by the Beneficiary of the Deed of Trust or the Beneficiary's successor is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: \$33,045.64. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of \$316,189.92, together with interest as provided in the Note from 6/1/2024, and such other costs and fees as are provided by statute. V. The above described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on 10/24/2025. The defaults referred to in Paragraph III must be cured by 10/13/2025, (11 days before the sale date) to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before 10/13/2025 (11 days before the sale) the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the 10/13/2025 (11 days before the sale date) and before the sale, by the Borrower or Grantor or the or the Grantor's successor interest or the holder of any recorded junior lien or encumbrance by paying the principal and interest secured by the Deed of Trust, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following address(es): SEE ATTACHED EXHIBIT "1" by both first class and certified mail on 1/14/2025, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. VII. The Trustee whose name and address are set forth below will be writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. If you are a servicemember or a dependent of a servicemember, you may be entitled to certain protections under the federal Servicemembers Civil Relief Act and any comparable state laws regarding the risk of foreclosure. If you believe you may be entitled to these protections, please contact our office immediately. THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME. You have only until 90 calendar days BEFORE the date of sale listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended notice of Trustee Sale providing a 45 day notice of the sale, mediation must be requested no later than 25 calendar days before the date of sale listed in this amended Notice of Trustee Sale. DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. SEEKING ASSISTANCE Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission Telephone: 1-877-894-HOME(1-877-894-4663) . Web site: http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm The United States Department of Housing and Urban Development Telephone: 1-800-569-4287 Web site: <http://www.hud.gov/offices/hsg/stfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dc> The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys Telephone: 1-800-606-4819 Web site: <http://nwjustice.org/what-clear> THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Dated: JUN 09, 2025 CLEAR RECON CORP. as Successor Trustee Monica Chavez, Authorized Signor For additional information or service you may contact: Clear Recon Corp 601 West 1st Avenue, Suite 1400 Spokane, WA 99201 Phone: (206) 707-9599

EXHIBIT "1"

NAME	ADDRESS
TINA E DUNN	17517 S MALLOY PRAIRIE RD CHENEY, WA 99004
TINA E DUNN	2062 E CAMERON WAY #2065 TEMPE, AZ 85282
TROY D DUNN	2062 E CAMERON WAY #2065 TEMPE, AZ 85282
TROY D. DUNN	17517 S MALLOY PRAIRIE RD CHENEY, WA 99004

SR232749

LEGAL NOTICES

CITY OF SPOKANE VALLEY
REQUEST FOR QUALIFICATIONS
ENGINEERING SERVICES
Barker Road Improvements

The City of Spokane Valley (City) solicits interest from consulting firms with expertise and experience in Civil Engineering Design. This agreement will be for approximately two years in duration with the option for the City to extend it for additional time and money at the City's discretion and as additional funds become available. Consultants will be considered for the following project. The City reserves the right to amend terms of this "Request for Qualifications" (RFQ) to circulate various addenda, or to withdraw the RFQ at any time, regardless of how much time and effort consultants have spent on their responses.

Project Description

The work to be performed by the consultant consists of preparing final design for the improvements on Barker Road between I-90 and Appleway Avenue. The proposed improvements include reconstructing Barker Road to four/five lane roadway with multi-modal facilities, intersection improvements (roundabouts or signals) at Broadway Avenue and Appleway Avenue, modifications to the I-90 eastbound ramp roundabout and stormwater improvements.

This agreement has a 16% Disadvantaged Business Enterprise (DBE) goal. Final design services may include:

- 1) Additional Surveying (if needed)
- 2) Traffic analysis
- 3) Urban roadway design
- 4) Environmental documentation and preparation of permit applications
- 5) Pavement, roundabout, street lighting, and stormwater design
- 6) Geotechnical recommendations
- 7) Preparation of plans, specifications, and estimates for construction bid documents
- 8) Accessibility design and analysis
- 9) Constructability analysis
- 10) Public Involvement
- 11) Determination of R/W needs and R/W plan preparation.
- 12) R/W negotiations and R/W acquisitions.
- 13) Bid support

The City of Spokane Valley reserves the right to retain the services of the successful firms for any subsequent phases (CN) associated with this project.

Evaluation Criteria

Each consultant will be evaluated and ranked based on the following criteria:

1. Qualifications of project team and key team members
2. Project team experience on similar projects
3. Approach to schedule
4. Approach to quality control
5. Approach to meet the DBE goal
6. Organization and clarity of the Statement of Qualification

Submittal

For all submittal requirements, please review the complete RFQ, which is available on the City of Spokane Valley website.

<https://www.spokanevalleywa.gov/publicnotices>

under the "Requests for Proposals/Requests for Qualifications" section. Submittals must include the following information: firm name and main phone number; name and e-mail address for Principal-in-Charge and Project Manager; disciplines provided by the firm and total number of employees within Washington State. Similar information shall be provided for any subconsultants. A Business Statement form must be attached to the SOQ for the prime consultant and each sub-consultant (if any).

Please submit one electronic copy (PDF format) of your Statement of Qualifications to Robert Lochmiller, P.E. at rlochmiller@spokanevalleywa.gov and Candice Powers-Henderson cpowers@spokanevalleywa.gov no later than 3:00 p.m. on Monday, October 13, 2025. Submittals will not be accepted after that time and date. Any questions regarding this project should be directed to Robert Lochmiller in writing at rlochmiller@spokanevalleywa.gov

Americans with Disabilities Act (ADA) Information

The City of Spokane Valley in accordance with Section 504 of the Rehabilitation Act (Section 504) and the Americans with Disabilities Act (ADA), commits to nondiscrimination on the basis of disability in all of its programs and activities. This material can be made available in an alternate format by emailing John Whitehead at whitehead@spokanevalleywa.gov or by calling (509) 720-5111.

Title VI Statement

The City of Spokane Valley, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Patricia Rhoades

Deputy City Clerk Spokane Valley

PUBLISH: 9-19-25 & 9-26-25

SR233911

NEED FAST CASH? To Place Your Ad Call (509) 456-7355

To Place Your Ad
Call (509) 456-7355

SPOKESMAN.COM

Rentals

APARTMENT FOR RENT

280 1BA 1000 SQFT. APT
NEW bathroom & kitchen; laundry;
off street parking. Ref. req.
\$850 mo. 509-389-9600

ROOMS FOR RENT

AVAILABLE NOW! Everyone
welcome! 1 Bed unit \$50 a
day/\$310 wk/\$1,210 mo.
Furnished, all utilities pd. Pet
friendly, small \$100 dep.
Downtown 165 S Washington,
Spk., 509-839-4411

MOVE IN TODAY! ONLY \$75 DEP.
\$290/week or \$1,210/mo and up
All util. incl. cable & TV + pet
friendly, across from Walmart,
Maple Tree Motel, Spokane Valley,
WA, 509-535-5810

Free Rent/1mo. w/lease. \$655/mo
Corbin Park. All util. inc. Pets?
509-993-7009

SENIOR HOUSING RENT

SPOKANE VALLEY VILLAS – 55+
GATED COMMUNITY, UNITS
AVAILABLE
SEPTEMBER/OCTOBER Enjoy
maintenance-free living in a
safe, friendly setting! Spacious
2 & 3 bedroom homes available
Oct/Nov. \$2,035-\$2,135/mo.
Each rental includes lawn care
& snow removal, plus small pets
(30 lbs or less) are welcome. Our
gated community is designed
exclusively for those 55+,
offering comfort, convenience,
and peace of mind.

13420 E Broadway Ave,
Spokane Valley
(509) 216-0518
spokanevalleyvillas@gmail.com

Call today to schedule a
tour and reserve your new home!

Employment

Automotive

UTILITY TRAILERS

ESCAPE 19 CANADIAN
FIBERGLASS TRAILER
Prestine cond., lots of extras.
\$43,500 Call 208-946-3053
for details.

SUV FOR SALE

CHEVROLET

2002 CHEVY SUBURBAN - LS
137k mi., 6,000 per year,
immaculate cond., 1-owner,
\$8,500. 206-696-4838

COMMUNITY NOTICES

LOST-STOLEN

LOST WALLET - Black, 2 roses,
eagle, B.L. OH & ID Lic. Roward
\$500!! If found, call 724-622-2007

APARTMENT FOR RENT

Call one of the specialists
in this directory to help you
solve your service problems.

LET A PROFESSIONAL DO IT

CARPETING-FLOORING

Loss those ugly carpet wrinkles
before someone takes a tumble!
We can STRETCH your carpet
and make it look new again,
saving you \$\$. Bonded & licensed.
509-993-8814, free est.

GARDENING-YARD

JUST RIGHT - WEEDING FLOWER
BEDS, bark, river rocks, basalt,
topsoil, sod removal/installation,
trimming, Fall Cleanup, hauling,
etc. Free estimates. 509-342-8129

HOUSE CLEANING

"CLEANING HOMES"
Flat Rate. Have references Call
509-954-8771

LANDSCAPING

DINOS LANDSCAPING
Summer Clean Up - Strubs,
retainer walls, spading, hauling
anything else. (509) 218-5038

FALL CLEANUP! Weeding, Trim,
Rock/Bark/Low Maintenance
Landscape. Free Est. Call Tony &
Selena 509-217-0594

SERVICE AND REPAIR

**MOSS BOSS
MOSS REMOVAL**
Licensed & Insured
& House washing Services!!
Don't Moss around -
Call the BOSS

WE CLEAN
ROOFS/SIDING/DECKS/
DOCKS/CONCRETE

Quality Work at a Fair Price
Senior & Veterans Discounts
Call for a FREE Quote!
509-218-2153

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Auction/Garage Sales

AUCTION SALES

Abandoned Vehicle Auction Pro-
Tech Towing 12315 E. Portland Ave.
Thursday, October 2, 1 PM
Viewing 1 Hour Prior

ESTATE SALES

HUGE ESTATE Huge estate sale
with lots of household items.
Sofas, beds, entertainment
center, tools, toys, collectibles, dish
chairs, yard tools, towels,
exercise equipment, barbecue.

MOVING-ESTATE SALE!
Antiques, furniture, table
saw, power tools, and misc. I
CASH ONLY
Fri. & Sat. Sept. 26 & 27
8am-3pm
5110 N Boeing Rd.

Garage-Yard Sales

Garage Sale
24306 E. Sprague Ave.
Sat. 9:00 am
Sun. 9:00am - 12:00pm

For sale: Tires and rims for a
Subaru and tires for a Toyota
4-runner, kayaks, fall decor,
Christmas decor, outdoor
furniture, cushions, and
miscellaneous items.

Garage-Yard Sales

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GARAGE-YARD SALES

SATURDAY GARAGE SALE DIRECTORY

EVERY FRIDAY,
SATURDAY & SUNDAY
@ classified.spokesman.com

Call
456-SELL
(7355)
Mon - Fri
to get your listing!

Valley
13406 E 14th Ave 9-2
5110 N Boeing Rd 8-3

South Hill
608 W 13th Ave 9-3

Northwest
3343 W Bruce Ave 9-3
703 W Euclid 9-7
2203 W Monroe Rd 9-7

Multi-Family Yard Sale
Wild Rose Ramblers
Fri. Sept. 26 & Sat. Sept. 27
9 AM - 5 PM
2203 W. Monroe Road
(No early sales please)

Furniture • Household Goods •
Floral • Electronics •
Glassware • Crafts • Books •
Games • Electronics • Tools •
Organ • Electric Piano • and
more!

Multi-Family Garage Sale!
Fri. & Sat. 9am - 2pm
13406 E 14th Ave
• Very reasonable prices! •

Too Big Too List!
Please stop buy!
703 W Euclid
Thurs., Fri., & Sat. 9am

Yard Sale! 608 W 13th Ave.
Fri. 9a - 4p & Sat. 9a - 3p
NO EARLYS!
Antiques, lots of tools, lots of
books, CASIO piano/keyboard,
SINGER table-top sewing mach.,
crystal glasses & goblets,
glassware, old/classical
Records, CDs & Cassettes,
furniture, bamboo tray set w/ 10
pieces, NEW bath ventilation
fan, household items, roller
skates, Moroccan brass planter,
soldering kit, golf balls, teddy
bears, antique chair, vases,
Gonzaga pillowcases, trailer
hitch, wicker baskets, small 70s
dresser, and MUCH MORE!

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LEGAL NOTICES

IN AND FOR THE COUNTY OF
SPOKANE
SUMMONS BY PUBLICATION -
TERMINATION

STATE OF WASHINGTON TO WHOM
IT MAY CONCERN AND TO:
1. PATERNAL INTEREST (PI)
EXCEPT JONATHAN CRUMMITY OF
JEREMIAH CHAVEZ, DOB 9/21/18,
Termination Petition 25-7-01666-
32, filed 7/9/25 hearing on
10/16/25 at 1:30pm

2. PATERNAL INTEREST (PI)
EXCEPT WILBUR MONTGOMERY OF
ISAIAH CHAVEZ, DOB 1/11/23,
Termination Petition 25-7-01667-
32, filed 7/9/25 hearing on
10/16/25 at 1:30pm

3. PATERNAL INTEREST (PI)
EXCEPT LEVANTE POTTER OF
LEVANTE POTTER, DOB 12/28/23,
Termination Petition 25-7-01744-
32, filed 8/15/25 hearing on
10/23/25 at 9:00am.

A Petition to Terminate Parental
Rights has been filed in the
above court. A Fact Finding
hearing will be held in this
matter on the above date at the
Juvenile Court, Juvenile Justice
Center, 902 N. Adams St.,
Spokane, WA 99206-0204. YOU
SHOULD BE PRESENT AT THIS
HEARING.

THE HEARING WILL DETERMINE IF
YOUR PARENTAL RIGHTS TO YOUR
CHILD ARE TERMINATED. IF YOU
DO NOT APPEAR AT THE HEARING
THE COURT MAY ENTER AN
ORDER IN YOUR ABSENCE
TERMINATING YOUR PARENTAL
RIGHTS.

To request a copy of the Notice,
Summons, and Termination
Petition call DSHS at (509) 363-
3550. To view information about
your rights in this proceeding go
to www.afc.wa.gov/TRM.aspx.

TIMOTHY W. FITZGERALD,
Spokane County Clerk
By SAMANTHA SOTO, Deputy Clerk
SR233957

Multi-Family Garage Sale!
Fri. & Sat. 9am - 2pm
13406 E 14th Ave
• Very reasonable prices! •

Too Big Too List!
Please stop buy!
703 W Euclid
Thurs., Fri., & Sat. 9am

Yard Sale! 608 W 13th Ave.
Fri. 9a - 4p & Sat. 9a - 3p
NO EARLYS!
Antiques, lots of tools, lots of
books, CASIO piano/keyboard,
SINGER table-top sewing mach.,
crystal glasses & goblets,
glassware, old/classical
Records, CDs & Cassettes,
furniture, bamboo tray set w/ 10
pieces, NEW bath ventilation
fan, household items, roller
skates, Moroccan brass planter,
soldering kit, golf balls, teddy
bears, antique chair, vases,
Gonzaga pillowcases, trailer
hitch, wicker baskets, small 70s
dresser, and MUCH MORE!

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