

**NOTICE OF COMMUNITY MEETING AND TRAFFIC SCOPING MEETING  
Proposed Manufactured Home Park/Planned Unit Development (PUD)**

Notice is hereby given that Storhaug Engineering and Whipple Consulting Engineers will conduct a virtual community meeting and traffic scoping meeting to discuss the proposal for Latah Glen Residential Community – a Manufactured Home Park and Planned Unit Development (PUD) with approximately 157 lease spaces, a community clubhouse, laundry, jacuzzi and/or pool, putting green, interconnected pedestrian system and open space. This proposal will be processed as a Type III application and will require a public hearing before the City Hearing Examiner.

**COMMUNITY MEETING INFORMATION:** A Virtual Community Meeting will be held on September 23, 2020 at 5:00 p.m. Meeting registration information can be found at the following link: [www.storhaug.com/latahglen](http://www.storhaug.com/latahglen) regarding the proposed Manufactured Home Park/PUD. The applicant or their agent(s) will make a presentation of the proposal. Any person may submit questions and comments at and/or prior to this meeting. For additional information, please contact the applicant at:

**Applicant** Sycamore Group, LLC  
William Nascimento  
9850 Research Dr.  
Irvine, CA 92618  
(949) 357-9015 or [william@sycamoreg.com](mailto:william@sycamoreg.com)

**Applicant Agent** Storhaug Engineering  
William Sinclair  
510 E 3<sup>rd</sup> Ave.  
Spokane, WA 99202  
(509) 242-1000 or [latah.glen@storhaug.com](mailto:latah.glen@storhaug.com)

**Applicant Agent** Whipple Consulting Engineers  
21 S Pines Rd.  
Spokane Valley, WA 99206  
(509) 893-2617 or [toddw@whipplece.com](mailto:toddw@whipplece.com)

**Property Owner:** The Estate of Bettie R. Simmonds  
3504 S Inland Empire Way  
Spokane, WA 99224

**File Number:** None Assigned Yet

**Location Description:** 3504 S Inland Empire Way, Spokane, WA 99224 (parcels 25364.0001 & 25361.0004).

**Description of Proposal:** The applicant is a proposed Manufactured Home Park with approximately 157 lease spaces, a community clubhouse, laundry, jacuzzi and/or pool, putting green, interconnected pedestrian system, and open space. This is a Type III application and there will be a Public Hearing in front of the City Hearing Examiner.

**SEPA:** To be processed with Manufactured Home Park/PUD application.

**Current Zoning:** Residential Single Family (RSF)

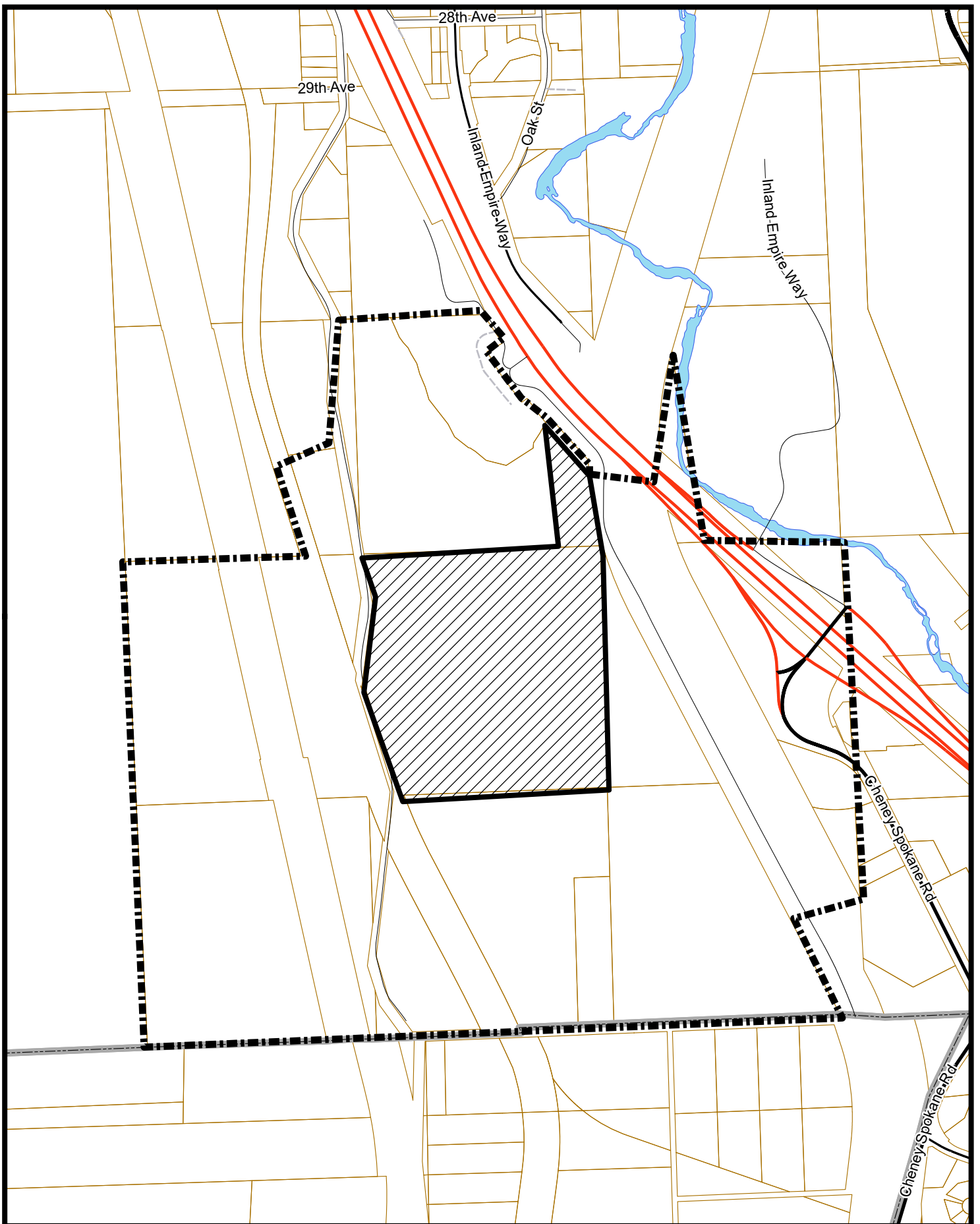
**Community Meeting:** A Community Meeting is an informal public meeting, in which the applicant and/or their agents present the proposed project to the public. The purpose of the meeting is to give an opportunity for the public to learn about the proposal, ask questions, and to exchange ideas about the proposal with the developer. A Community Meeting is the first step in the application process; it takes place before the applicant submits his/her application to the City of Spokane. City staff does not attend these meetings, except in the case of a combined Community/Traffic Scoping Meeting. In such cases, a member of the City Traffic Section will attend the meeting to take comments on possible transportation-related issues. Such combined meetings will be noted on the header of this notice.

The Community Meeting is not a hearing, and no testimony is taken. The meeting is informational, though the meeting is recorded pursuant to requirements of the Spokane Municipal Code. Written comments are not required, and if any are submitted to the City Planning Services Department, the letters will be forwarded to the Hearing Examiner when the application is forwarded for public hearing. However, such letters, if received before an application is submitted (i.e., Community Meeting), would need to be resubmitted prior to the closing of the public record (usually the date of the Public Hearing), in order to vest a person as a party of record.

**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 Manufactured Home Park/PUD and public hearing. A Notice of Application will be posted on the property and mailed to property owners, taxpayers, and occupants within four hundred feet of the subject property. This Notice of Application will initiate a 15-day public comment period, in which interested persons may submit written comments to the address of the City Staff, which appears at the beginning of this document. Once the public comment period has ended, staff will issue a threshold determination for the project and obtain a public hearing date from the City Hearing Examiner. Finally, a Notice of Public Hearing will be posted and mailed (similar to the Notice of Application). This notice will contain the date, time and location of the public hearing. Written comments and oral testimony at the subsequent public hearing for this proposed action will be made part of the public record. Comments will be considered on this application and any environmental issues including SEPA or documents related to it. **Only the applicant, persons submitting written comments and persons testifying at a hearing may appeal the decision of the Hearing Examiner.**

**Staff Contact:**

Planning and Development Services  
Attn: Melissa Owen, Assistant Planner  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3329  
Phone: (509) 625- 6063  
Email: mowen@spokanecity.org



**Legend**

- Parcels
- Notification district
- Project Site



**APPLICANT:** Laguna Canyon Group, LLC  
**PROPOSAL:** 157 Lot Manufactured Home Community

10-25-43

Prepared by: DKd  
Date prepared: 8/17/20